



Considering releasing equity from your home?

Find out how your property could work for you in retirement

A guide to lifetime mortgages and the OneFamily Advice service

Start 



Your guide to lifetime mortgages and OneFamily Advice

Thank you for reading our guide to lifetime mortgages. It answers some of the questions we're most commonly asked, such as what a lifetime mortgage is, eligibility criteria, how much can be borrowed, how people are choosing to spend the money they released and information about our OneFamily Advice service.

Contents

There's no place like home	1	Reasons to choose OneFamily Advice	11
How much money could I release?	2	Whole-of-market advice service	12
Spend the money however you'd like	3	How the OneFamily Advice process works	13
How does a lifetime mortgage work?	6	What our customers say	14
Key points to be aware of about lifetime mortgages	7	Q&As	15
Equity Release is regulated	8	Contact us	18
The OneFamily lifetime mortgage Advice service	10		



There's no place like home

...so, make your home work for you

Money seems to be tighter for families these days, and when retirement comes, pensions aren't always enough to rely on alone.

If you're considering freeing up some cash from your property, but don't feel ready to part with your family home, a lifetime mortgage could be an option for you.

The money you release could be used to fund home improvements, gift money to family members, pay for that dream retirement or holiday you've worked hard for. You can spend the money however you wish.



Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)

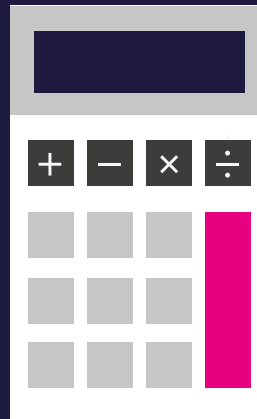


How much money could I release?

Our free calculator will give you an idea of how much you could release. The maximum amount you can borrow primarily depends on your age, the value of your home and the equity available to release.

Access our free calculator [here](#)

Check how much you'd be able to release... and start to think about what you could do with the cash!



You might be surprised at how much you can borrow...



This map shows the average amount homeowners had available to release by region.

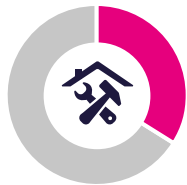
* Key Market Monitor, Full Year 2021

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Spend the money however you'd like

Here are some of the ways people spend the cash they release from their homes



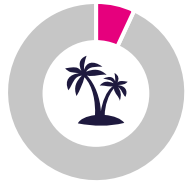
34% Home and/or garden improvements



54% Pay debts/clear outstanding mortgage



22% Gifting to family or friends



7% Go on holiday

Key Market Monitor, Full Year (2021)



Peace of mind and fewer debts

Retirement is a time to relax and enjoy life to the full. But that's not always easy with debts hanging over your head. You may choose to unlock part of the value of your home so that you can consolidate or repay any outstanding loans.

Did you know?

54% of people** who took out equity release did so to reduce their debt burden in 2021.

Equity release could help repay the balance on an interest-only mortgage without having to sell up and move - providing peace of mind throughout retirement.

** Key Market Monitor Full Year 2021

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More ways to spend the cash however you'd like

People often choose to spend the money on multiple things

Interesting fact

In 2021, one in five equity release plans were used to support the wider family with borrowers gifting an average of £58,734 to help loved ones onto the property ladder.

Key Market Report, Full Year 2021



Supporting your family

Whether it's to help your family pay bills, put down a deposit for their first home, contribute towards university fees or pay for a celebration, it's great to see the joy on your loved ones faces however you choose to help.



Make retirement more comfortable

Everyone has different ideas on how they want to spend their retirement. Your pensions and savings may be enough to make those plans a reality. Alternatively, using some of the equity in your home could be a great way to supplement your income and live life how you choose.

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Even more ways to spend the cash

People often choose to spend the money on multiple things



Make your home an even nicer place

You may wish to make changes to your home. Whether it's home and garden improvements, redecorating, adding a conservatory or decking, or installing mobility features such as a stair lift. Unlocking the value in your home can help release its potential.



Enjoy every aspect of life

For many people, retirement is an opportunity to fulfill a lifetime of dreams and ambitions. You can pay for a new car, fund your hobbies or simply enjoy a better quality of life and experience little luxuries without having to worry about the cost.

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How does a lifetime mortgage work?

A lifetime mortgage is a loan secured against your property. You can continue to own and live in your home, release some of its value as cash, and repay it by the sale of your home when you die or go into long-term care. The loan is usually repaid from the proceeds of the sale of your property. Once the loan (plus any interest and charges) is repaid, any of the remaining value in your home can be passed onto your loved ones.

A lifetime mortgage will, however, reduce the value of your estate and it may affect your entitlement to means tested state benefits.

What are the eligibility considerations for obtaining a lifetime mortgage?

These are some of the things you may consider when deciding if a lifetime mortgage is right for you.

- I am aged 55 or over
- I live in my own home with a small or no mortgage
- I want to borrow a minimum of £10,000
- I live in England, Wales, Scotland or Northern Ireland
- My house is worth a minimum of £70,000



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Key points to consider about lifetime mortgages

- You'll retain ownership of your home
- A lifetime mortgage will reduce the value of your estate and it may affect your entitlement to means tested state benefits
- There are no restrictions on how you use the money
- The amount you leave as an inheritance might be reduced
- No monthly repayments (although there are options for this, should you choose to make regular payments)
- It may be more expensive in the long-term than downsizing to a cheaper, affordable property
- You may face early repayment charges if you want to pay off your loan early
- Your home will never be repossessed (as long as you abide by the terms and conditions of the loan)
- No-negative equity guarantee - meaning you never pay back more than the value of your property
- It's designed to be repaid by the sale of your home when you die or go into long-term care.

Equity Release is regulated

Equity release products are regulated by the Financial Conduct Authority (FCA) with lenders being members of the Equity Release Council (ERC).

What does this mean in practice? Advisers, brokers and lenders must be authorised by the FCA to conduct their business. In 1991 the Equity Release Council was set up to promote safe equity release products and to protect the interest of homeowners. This means equity release products that are ERC compliant must adhere to the Council's product standards.

How are you protected?

- You must receive financial and legal advice when taking out equity release
- All products must have a 'no negative equity guarantee', meaning you will never owe them more than the total sale price of your home, even if its value drops
- You can stay in your home until you pass away or move into permanent care
- You will never lose your home (as long as you abide by the lenders terms and conditions)
- You don't have to make repayments, unless you want to
- You have the right to ask a solicitor to check all the documents before signing up to a scheme

Why a Lasting Power of Attorney is important with equity release?

It enables you to ensure your loved ones can make decisions and carry out your wishes should you become incapacitated. For this reason, it's important to make your wishes clear in a legal document, called Lasting Power of Attorney. Find out more [here](#)

Specialist whole-of-market advice

You can only apply for a lifetime mortgage through a **specialist regulated lifetime mortgage adviser** like those provided by us at OneFamily Advice. We can check your eligibility and guide you through the options available after searching the whole market. An adviser can help you understand everything you'd need to know about a lifetime mortgage, and any impact it would have on you and your family, before recommending whether releasing equity from your home is the right option for you.

All lifetime mortgages we recommend have a **no-negative equity guarantee**. Provided you continue to meet the terms and conditions of your lifetime mortgage, you'd never have to pay back more than the amount received from the eventual sale of your home.



Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)



About OneFamily Advice - Our lifetime mortgage advice service

Our advisers are qualified specialists and have years of experience in equity release. They are salaried rather than working on commission, so only have your best interests at heart. We appreciate that releasing equity from your home is an important decision, so our advisers will spend time understanding your individual circumstances and anything concerning you.

"For us, it's key that you are aware of the options available to you, and that they are presented in a clear and understandable way. We offer tailored, impartial, advice, so you can always be confident in the decision you make. We will be on hand to answer any questions you may have whilst you are in the comfort of your home."



Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)



Reasons to choose OneFamily Advice



Whole-of-market advice

We offer impartial, whole-of-market advice, based on your individual circumstances.



Fixed advice fee

We charge a fixed fee of £950 for our advice paid on completion, no matter the size of the loan.



Video conferencing

Connect with your adviser through online video conferencing.
Invite your family members to ask questions along the way.



Impartial, salaried advisers

Our advisers are qualified, experienced and salaried rather than working on commission.



Member of the Equity Release Council

We have agreed to abide by the Council rules and have signed up to the Statement of Principles giving you added peace of mind.

Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)



Whole-of-market advice service

At OneFamily Advice we offer a whole-of-market advice service to find the best plan for you, including ...

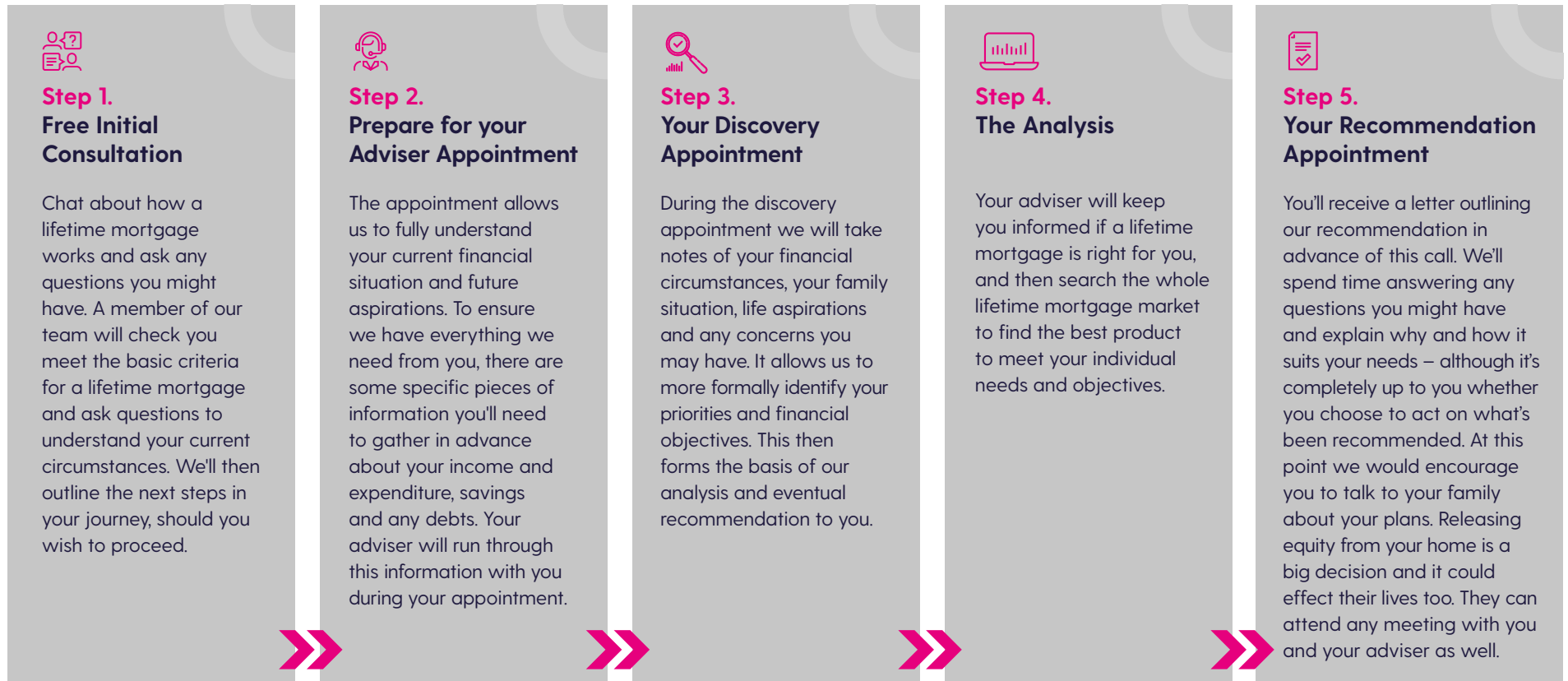


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How the OneFamily Advice process works

There are five stages to our advice process, involving both you and your adviser.



You can contact us at any point during the process and our friendly team of advisers will be happy to help.

Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)



What our customers say

“Our experience of the process of applying for equity release made easy through great service by OneFamily.”

Peter M.

“The whole process was completed within the time frame and we are extremely pleased with the result. We now have the funds we wanted available so we can really enjoy our retirement. I would highly recommend OneFamily.”

Eleanor R.

“We would highly recommend OneFamily. Our personal advisor was available, supportive, and informative at every turn.”

Joe & Helen

“Excellent advice, and excellent service.”

Stephen B.

“A very professional but friendly approach.”

Graeme Sh.

“Despite the long journey, support, understanding, professionalism and specialist knowledge guided me through the, at times, complex pathway to a successful completion. Thank you!”

Chris

“All the necessary paperwork and visits from surveyor and solicitor were handled quickly and the whole process was completed very easily with no stress at all.”

Colin S.

Your questions answered

What is a lifetime mortgage

What is equity release?

An equity release product allows you to access the value (cash) that's tied up in your home. There are a range of equity release products – you can release cash either as a lump sum or in regular smaller amounts. At OneFamily Advice we only advise on lifetime mortgage products.

What is a lifetime mortgage?

A lifetime mortgage is a mortgage secured against the value of your home, allowing you to release some cash as a lump sum, which is then eventually re-paid from the sale of your home when you either die or go into long-term care. You have to be a UK homeowner and aged 55 or over to be eligible.

Are lifetime mortgages regulated like other financial products?

All equity release products, including lifetime mortgages, are regulated by the FCA (Financial Conduct Authority). All lifetime mortgage advisers have to be fully qualified and are required to give you fair and clear advice and recommendations.

Eligibility

Am I eligible for a lifetime mortgage?

You must be a UK homeowner and aged 55 or over to be eligible. All applications are subject to the lending criteria of the product provider.

Can I take out a lifetime mortgage if I've not paid off my mortgage?

Yes, but you will need to raise enough money on a lifetime mortgage to pay off the existing mortgage with your current provider.



Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)



Your questions answered

How it works

How can I get one?

Lifetime mortgages can only be taken out through a specialist regulated adviser, who can make sure you clearly understand every stage of the process, how each product works and how they could impact the financial future of you and your family. They can tell you which product is suitable for you. This process starts with an initial consultation.

Can I remain in my home?

Yes, you can remain living in your home for as long as you are alive or until you go into long-term care, provided that you abide by the terms and conditions of your mortgage plan.

Who owns my home if I take out a plan?

A lifetime mortgage is a loan secured against your home. You retain full ownership of your home, provided that you abide by the terms and conditions of your mortgage plan.

How much money can I release?

This primarily depends on your age, the value of your home and the amount of equity available to release. Other factors such as the lending criteria of the lender will also be taken into account. A lifetime mortgage adviser will be able to tell you how much you can borrow.

Can I guarantee an inheritance for my loved ones?

Some providers offer an inheritance guarantee to ensure you can leave something from the value of your home. However, this will reduce the amount of money you can borrow.

Will my family end up in debt because of equity release?

All lifetime mortgages OneFamily Advice recommend have a no-negative equity guarantee. This means that when you finally repay the debt (when you or the other named individual on the lifetime mortgage contract dies or goes into long-term care) the amount that needs to be repaid will never be more than the value of your home.



Give us a call on **0800 144 8230*** or book your free initial consultation [here](#)



Your questions answered

Lifetime mortgage advice

Why do I need to get professional advice?

It's important to ensure that you are happy with how the lifetime mortgage works and the terms and conditions associated with it. You need to understand how it impacts any inheritance that you leave to your beneficiaries, and potentially your rights to state benefits.

It is therefore a regulatory requirement to speak to a financial adviser before taking out a lifetime mortgage. They will be able to listen to your needs and research your options amongst a wide range of mortgage providers.

How do I know if my adviser is qualified or not?

All of our OneFamily lifetime mortgage Advisers are fully qualified to provide lifetime mortgage advice, and they hold the Certificate in Regulated Equity Release (or equivalent) qualification.

Repayments

Can I repay any of the interest or capital of the loan?

Many lifetime mortgage plans provide the flexibility for the clients to make ad-hoc voluntary payments. These can help you manage the future balance of your lifetime mortgage by reducing the balance on which interest is charged.

What happens if I move into long-term care?

If the time comes that you need to move into long-term care, your property will need to be sold by your family, or Power of Attorney, and they will need to repay the loan. Any surplus is then kept by you and can be used to help pay for your care.

If the application is made in joint names and one of you moves into care, the other will be able to stay in the home until either they die or go into long-term care as well.

Can I repay the lifetime mortgage early?

This depends on the lifetime mortgage product you decide upon, how long you've held the mortgage for and the reason for the repayment. You can usually repay the amount in full, but you may incur an early repayment charge.

However, if the option of early repayment is important to you, your adviser can discuss this with you and they'll take it into consideration when making a recommendation to you.

Ready to find out more?

Our first consultation is free, with no obligations, and our friendly team will be happy to answer any questions you might have.

Call us for a **free initial consultation** today

 **0800 144 8230***

Visit our website

 **[onefamily.com/advice](https://www.onefamily.com/advice)**

* Lines are open Monday to Thursday 8am to 6:30pm, Friday 8am to 5:30pm and Saturday 10am to 2pm. Calls may be recorded and monitored for training purposes. Calls to freephone numbers are free from UK landlines and personal mobile phones. With business mobiles the cost will depend on your phone provider. If you'd like to know more, please ask your provider.

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  **Go back to Start**