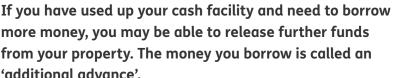




### LIFETIME MORTGAGES

# YOUR GUIDE TO BORROWING MORE MONEY



First, we'll need to carry out an initial calculation to As your request to borrow more money is outside of work out whether we're likely to be able to lend you the agreed loan amount when you first took out your more money, and – if so – how much this could be. lifetime mortgage, which is a loan secured against your home, you'll need to take financial advice. We'll need

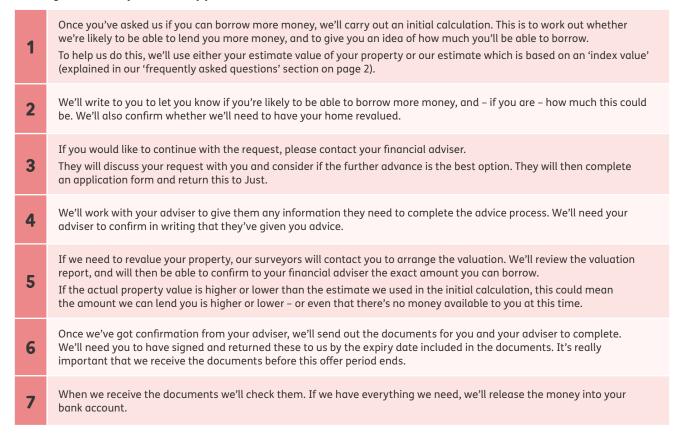
If we think it's likely that we'll be able to lend you more money, we'll usually need to revalue your property. We can then confirm whether more money will be available to you, as well as the exact amount you're able to borrow. The valuation will be free of charge.

An additional advance isn't guaranteed. It will depend on your circumstances, the value and condition of your property and our lending criteria at the time you apply.

written confirmation that you have received advice.

# What you can expect to happen

The minimum amount we'll lend is £5,000.





# There's a lot to think about when you're borrowing more money, so we've included some frequently asked questions to help you.

#### Q. How long does it take to borrow more money?

We'll need all the steps outlined in this guide to be carried out before we can release any money. We estimate that from start to finish this will take between four and eight weeks.

#### Q. Can I change my mind?

You can change your mind at any point as long as we haven't released the money to you yet.

#### Q. Why do you need to revalue my property?

It's important that we use an accurate property value when we're working out how much we're able to lend to you. For this reason it's likely that we'll need to revalue your property. We might not need to do this if we've recently valued your property.

#### Q. What do you mean by 'index value'?

The 'index value' is a house price index which estimates the current value of properties. This index reflects the movement of house prices in every region over the years. It is based on sale information.

#### Q. Who are the surveyors?

We normally use Countrywide, an independent firm of surveyors, to carry out our valuations.

You can visit **countrywide.co.uk/surveying/** if you want to find out more about Countrywide. To make sure you get the most efficient service, Countrywide may sometimes ask another trusted surveyor to carry out the valuation.

### Q. What happens if my property is valued less or more than the original estimate?

If the actual value of your property is different to what's expected, it could mean that the amount we're able to lend you is higher or lower than our original estimate. If the actual value is lower than the estimate, it could mean that you're not able to borrow more money at this time.

# Q. What if I've changed my financial adviser?

If you've changed adviser, you can let us know by writing to us confirming your new adviser's details or by completing the relevant section in the application form that we send to you.

# Q. What happens if my figures expire?

If at any point your figures expire, we'll need to carry out a new calculation. If we do this, the figures we previously gave you will no longer be valid. This could mean that the amount we're able to lend you is higher or lower than our original offer. It could also mean that you're not able to borrow more money at this time.

# FOR MORE INFORMATION

FT ADVISER

Call: **01737 233 297** Email: mortgage.administration@wearejust.co.uk
Or visit: wearejust.co.uk

Lines are open Monday to Friday, 8.30am to 5.30pm

Please note your call may be monitored and recorded and call charges may apply.



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