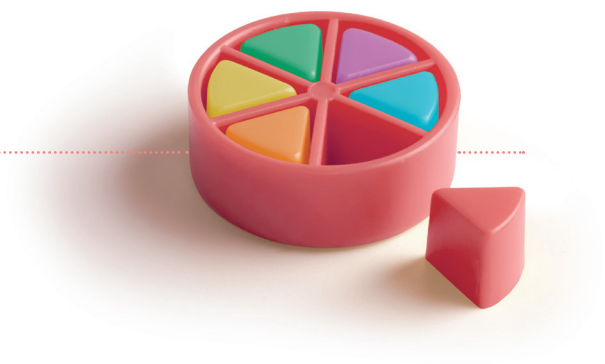
Please contact us if you'd like this document in an alternative format.

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LIFETIME MORTGAGES

YOUR GUIDE TO BORROWING MORE MONEY



If you've used up your cash facility and need to borrow more money, you may be able to release further funds from your property. The money you borrow is called an 'additional advance'.

First, we'll need to carry out an initial calculation to work out whether we're likely to be able to lend you more money, and – if so – how much this could be. The minimum amount we'll lend for an additional advance is £5,000.

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.

We'll need written confirmation that you've received advice. We require you to take financial advice as your request is outside of the original loan agreement.

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.

What you can expect to happen

1	Once you've asked us if you can borrow more money, we'll carry out an initial calculation. This is to work out whether we're likely to be able to lend you more money, and to give you an idea of how much you'll be able to borrow. To help us do this, we'll use either your estimate value of your property or our estimate which we work out using the most recent valuation of your property, adjusted for house price changes.
2	We'll write to you to let you know if you're likely to be able to borrow more money, and – if you are – how much this could be. We'll also confirm whether we'll need to have your home revalued.
3	If you'd like to continue with the request, please contact your financial adviser. They'll discuss your request with you and consider if the further advance is the best option. They'll then complete an application form and return this to Just.
4	We'll work with your adviser to give them any information they need to complete the advice process. We'll need your adviser to confirm in writing that they've given you advice.
5	If we need to revalue your property, our surveyors will contact you to arrange the valuation. We'll review the valuation report, and will then be able to confirm to your financial adviser the exact amount you can borrow. If the actual property value is higher or lower than the estimate we used in the initial calculation, this could mean the amount we can lend you is higher or lower – or even that there's no money available to you at this time.
6	Once we've got confirmation from your adviser, we'll send out the documents for you and your adviser to complete. We'll need you to have signed and returned these to us by the expiry date included in the documents. It's really important that we receive the documents before this offer expires, otherwise we'll have to restart the process.
7	When we receive the documents we'll check them. If we have everything we need, we'll release the money into your bank account.

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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, but it could take longer than this.

Q. Can I change my mind?

You can change your mind at any point before we release the money to you.

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. 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 and the interest rate may also be different. It could also mean that you're not able to borrow more money at this time.

FOR MORE INFORMATION

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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