Your Lifetime Mortgage

HLC mortgages

Your Lifetime Mortgage...

A Lifetime Mortgage is a form of equity release that allows homeowners aged 55 or older to **access the equity tied up in their property** without needing to sell or move.

It provides a **tax-free lump sum** or regular payments, while you continue living in your home. The loan is typically repaid when you pass away or move into long-term care.

Lifetime Mortgages **offer flexibility** and can be tailored to your needs, whether you're looking to **fund home improvements, supplement your retirement income, or help loved ones financially.**

At HLC Mortgages, we **provide whole-of-market advice** to ensure you get the right product for your circumstances.

Why Consider a Lifetime Mortgage?

- **Tax-Free Cash:** Access a lump sum or regular payments without selling your home.
- **Stay in Your Home:** Continue living in your property while using its value.
- **No Monthly Repayments Required:** The loan and interest are usually repaid when you sell your home.
- **Flexible Options:** Choose to make voluntary repayments or let the interest roll up.

How We Help...

- **Whole-of-market access for the best Lifetime Mortgage products.**
- **Personalised advice based on your goals and needs.**
- **Transparent discussions about costs and long-term impacts.**
- **Complete support with paperwork and lender negotiations.**

Lifetime Mortgage FAQ's

How does a Lifetime Mortgage work?

You borrow against the value of your home, either as a lump sum or in smaller payments. The loan, plus interest, is repaid when your home is sold (usually after you pass away or move into long-term care).

How much can I borrow with a Lifetime Mortgage?

The amount depends on your age, the value of your property, and the specific lender. Generally, older clients can borrow a higher percentage of their property's value.

Will I still own my home?

Yes, you retain full ownership of your home with a Lifetime Mortgage.

What happens to the debt if house prices fall?

Most Lifetime Mortgages come with a 'no negative equity guarantee', meaning you'll never owe more than the value of your home.

Are there any monthly repayments?

No repayments are typically required, though some products allow voluntary payments to help reduce the interest.

What can I use the money for?

The money can be used for any purpose, including home improvements, paying off debts, gifting to family, or supplementing your retirement income.

What are the potential risks or downsides?

Lifetime Mortgages can reduce the inheritance you leave behind and may affect your entitlement to means-tested benefits. We'll help you explore these considerations in detail.

Can I still move home in the future?

Yes, many Lifetime Mortgages are portable, allowing you to move to another property (subject to lender approval).

HLC mortgages

Glossary.

HLC mortgages

A

Arrangement Fee:
An Arrangement is a one-off fee that can be payable to the mortgage lender upon application.

B

Budget:
Knowing your budget is vitally important when starting your search, this includes understanding your borrowing potential as well as what the monthly outgoings are going to look like.

C

Credit Score:
Check your credit score, as it affects your eligibility for mortgages and the interest rates you might secure.

D

Deposit:
Save for a deposit, typically at least 5% of the property's value, but larger deposits can often secure better mortgage rates.

E

Early Repayment Charges:
A fee charged by mortgage lenders if the borrower pays off their mortgage early or exceeds overpayment limits.

F

Fixed Rate Mortgage:
The interest rate you are charged is fixed for a designated period of time and therefore avoids the risk of changes in the Bank of England rate.

G

Green Mortgage:
Some mortgage lenders will often give borrowers preferential terms or rates if they can demonstrate the energy efficiency of their property.

H

Homebuyers Survey:
A type of property survey available to assess the condition of the property.

I

Interest Rates:
Each mortgage lender will have different interest rates and this will vary depending upon your level of deposit.

J

Joint Borrower Sole Proprietor:
A mortgage type available to boost affordability, where a friend/family member's income can be used for affordability purposes despite them not going on the property title.

L

M

N

O

P

R

S

T

U

V

Loan to Value:
The ratio of the mortgage amount to the property's value, expressed as a percentage.

Mortgage:
A loan used to purchase a property, where the property serves as collateral for the loan.

New Build:
Mortgage lenders will often have 'New Build' specific mortgage products.

Offset Mortgage:
An offset mortgage provides a loan that will be offset against savings held within a specified account with the lender.

Porting:
A Portable mortgage allows you to transfer your borrowing from one property to another if you move.

Remortgage:
The process of switching to a different mortgage deal or lender.

Standard Variable Rate:
The default interest rate set by a mortgage lender which borrowers would move onto after their initial benefit period.

Tracker Mortgage:
A variation of a typical variable rate mortgage where the interest rates tracks a specific financial index, typically linked to the Bank of England Base Rate.

Underwriting:
The lender will underwrite your mortgage application before final approval.

Variable Rate:
A mortgage with an interest rate that can fluctuate, this will often either be linked to the Bank of England Base Rate or the Standard Variable Rate.

Valuation Report:
Lenders will carry out a survey to check whether the property is worth the amount you are paying for it.