

The applicant

- Minimum age is 55 (65 for Flexi Choice Max) and the maximum age is 84 (+364 days).
- Sole or joint applications (in cases of a joint application the age of the youngest borrower will be taken).
- The maximum number of applicants is 2 and the property must be registered to the borrower(s), jointly in the case of joint borrowers.
- The property must be the primary residence and borrowing cannot be secured against a second home (holiday home or rental property) of your client.
- A deed of consent (waiving occupancy rights) will be required for individuals over the age of 17 living at the property not subject to the mortgage or subsequently moving into the property prior to completion.

Residency

Applicants must be:

- Individuals with UK or EU citizenship and an address history covering the last 36 months.

Employment

Available to individuals meeting the minimum age requirements regardless of employment status.

Proof of identity (money laundering)

We are required to seek satisfactory evidence of identity from all new customers by completing identity checks or relying on the evidence from the intermediary. We may ask for copies of the evidence.

Proof of age

The intermediary will need to confirm that they have verified the age of each customer in the application. In addition, more2life will perform additional checks on proof of age. We may ask for copies of the evidence.

Power of Attorney is acceptable

- Applicants can appoint a Power of Attorney to sign any documents in relation to the mortgage on their behalf, providing that it has been correctly registered with the Court of Protection or Office of the Public Guardian.
- Evidence to support this must be provided. On all Power of Attorney cases where the Attorney is not party to the mortgage, more2life will comply with the Money Laundering Regulations and thus the Attorney(s) will be subject to the same money laundering checks which are applied to all applicants.

Criminal convictions

We do not accept applicants who have (or live with someone with) a criminal record, unless the conviction is for minor traffic offences, or it is spent under the Rehabilitation of Offenders Act 1974.

Bankruptcy and credit adversity

Applications will be accepted from applicants who have:

- Been discharged from bankruptcy (known as sequestration in Scotland) more than 6 years prior to application.
- Satisfactorily completed the term of an Individual Voluntary Arrangement (IVA) (known as Protected Trust Deed in Scotland) and no longer showing as registered against the applicant.

Applications will NOT be accepted from applicants who:

- Are un-discharged bankrupts.
- Have any element of outstanding CCJ(s), defaults, IVA, Bankruptcy Order (BKO) still showing registered against the individual.
- Have unpaid defaults and/or 2 or more defaults listed in the last 2 years preceding the application.
- Have had a CCJ or IVA, either satisfied or unsatisfied in the last 6 years.

The loan

- Minimum loan amount is £10,000.
- Maximum loan amount is £1,000,000 in England and £515,000 in Scotland & Wales.

Cash facility option

Flexi Choice plans have the option of a cash facility, except the Lump Sum Max 1 product. You will agree the amount of the cash facility with your client. The applicant can apply directly to more2life for subsequent drawdowns, subject to a minimum drawdown amount of £2,000 (or the full amount of the remaining facility if less than £2,000).

Early repayment charges

Should your client wish to pay off all or part of their loan, Early Repayment Charges may be charged, as detailed in the Key Facts illustration.

Fees

As part of the application there may be an arrangement fee and valuation fee payable. See Tariff of Charges for details.

The property

- Minimum valuation is £125,000 (£150,000 for ex-local authority houses and bungalows).
- Maximum valuation for all types of property is £2,000,000 in England. For Scotland and Wales the maximum valuation for all types of property is £1,000,000.
- For flats and maisonettes 85% of the LTV will be considered.

Tenure & property types

Please refer to the 'Acceptable property types' in the following table.

Leasehold requirements

Please refer to the 'Acceptable property types' in the following table.

Use of the property

- The whole of the property including any annexes must be used as the family residence under one Land Registry deed.

- No business use is acceptable with the exception of a home office use where no structural change is needed to sell the property as 100% residential.
- Annexes are acceptable provided they are suited to the property and there are no more than two units in total (main residence and the annexe). The annexe can have its own living and sleeping area, kitchen and bathroom but must be on the same council tax as the main residence. Where the annexe is attached to the main dwelling there must be internal access between the main residence and annexe.
- No letting to family members or unauthorised letting.
- Shared driveways, septic tanks and other services (for example one water, gas or electric meter serving the main residence and annexe) are acceptable.
- The annexe can be occupied by a family member but they have to sign a waiver as part of the agreement. Annexes cannot be let.

Buildings insurance

The property must be insured by the applicant to cover the reinstatement value of the amount advised in the valuation report. A copy of the policy certificate or schedule is required for approval prior to completion and more2life must be noted on the policy in the case of freehold and absolute ownership properties. In the case of leasehold properties, the noted interest will be the landlord or management company. Where a copy of the policy, certificate or schedule is not available a fully completed Certificate of Comprehensive Building Insurance must be provided by the borrower's solicitors prior to completion.

Second and further charges

No second or further charges are permitted with any other lender on mortgaged property at the time of completion. Any outstanding secured loans must be repaid on completion. Further lending and use of any cash facility is acceptable, subject to the prevailing criteria and interest rates at the time.

References

References, valuations and offers are valid for:

- Application form – 6 months.
- Voters roll/basic credit search – 6 months.
- Valuation report – 3 months.
- Offer – 42 days.

Valuer's report

Properties must be valued by an approved firm from the more2life valuer's panel. A full internal inspection report must be prepared on an approved more2life valuation report and supported where applicable, by an approved more2life mortgage valuation re-inspection report. Valuation reports are only acceptable where they have been instructed by more2life directly with the panel valuer or by an authorised service provider to more2life.

Solicitors

more2life will always instruct its own conveyancing firm to act on its behalf in respect of conveyancing. Applicants may proceed with a firm of their choice. Applicants are liable for their own legal costs.

Acceptable property types

Location	England, Isle of Wight, Wales and Mainland Scotland
Tenure	<ul style="list-style-type: none"> • Freehold houses and bungalows • Leasehold houses and bungalows, providing local authority/housing association are not the freeholder • Leasehold flats/maisonettes, blocks up to 4 storeys high (providing local authority/housing association are not the freeholder) • Leasehold flats where the applicant owns the freehold or a percentage of the freehold and the flats in the block are all held on separate leases. Maximum of 2 properties in the block • Underleases are acceptable provided they are covered adequately by title insurance and is >250 years • If it becomes apparent there is an absent freeholder, this is acceptable but the remaining lease term must be >250 years • Absolute ownership houses, bungalows and flats/maisonettes in a block up to 4 storeys high • Coach house style flats, subject to max of 85% LTV
Leasehold requirements	<p>If the property is leasehold it must comply with the following rules:</p> <p>Youngest applicant age : Minimum lease term remaining at application</p> <p>55–60 : 125 years 61–65 : 119 years 66–70 : 114 years 71–75 : 109 years 76–80 : 104 years 81+ : 100 years</p>
Ground rent, service charges and estate charges	<ul style="list-style-type: none"> • Where the ground rent is equal to or less than 0.25% of the property value this is acceptable unless the valuer has commented otherwise • Where the ground rent doubles every 25 years or more, this is acceptable provided the current ground rent being paid meets the % vs the value as per above • Service charges equal to or less than £1,500 outside of London (outside M25) or £2,500 inside of London (inside M25) are acceptable unless they impact on the future marketability/saleability of the property. Confirmation that the latest balance has been paid and up to date is required as part of the application process • Historic Rent charges must be equal to or less than £25 • Estate charges, which are commonly seen on newly developed estates, are acceptable provided the charge is no more than 0.1% of value of property, subject to valuers comments. Where we are made aware a clause exists that allows the 'Charger' to establish the lease on non-payment, then this should be removed
Flying freeholds	Up to 15% of the total floor area or shared access alleys

Property type	<ul style="list-style-type: none"> • Septic tanks inside & outside of the curtilage subject to satisfactory valuers comments and the septic tank not being shared. Where outside of the curtilage appropriate agreements and rights of access must exist • Barn conversions subject to all relevant permissions gained • Coach house flats located over garage • Converted flats will be considered on a referral basis • Properties that have been underpinned more than 3 years ago should have a certificate of structural adequacy from a reputable company • Listed Buildings – Grade 2 in England and Wales and Grade C in Scotland • Ex-local authority/Council Houses or Bungalows with a minimum value of £150,000. These properties must also be in an area which is predominantly in private ownership, which must be equal to or greater than 40% and subject to satisfactory valuer’s comments. The following link can be used to assist https://www.streetcheck.co.uk/
Land	<ul style="list-style-type: none"> • Up to 5 acres of land, subject to no agricultural restrictions. Splitting of the title is not acceptable
Construction: Walls	<ul style="list-style-type: none"> • Conventional walls i.e. 265mm + cavity, 225mm + solid of brick, block, stone, flint etc. • Wimpey – no fines concrete walls (subject to valuation), built post 1950 • Wattle and daub • Lath and plaster inner walls • Steel/metal framed built blocks of flats, built post 2000 • Single skin walls (where single storey, a minor part of the whole property and in non-habitable rooms) that are deemed as non-traditional or non-standard by the Valuer • Timber framed property with outer walls of brick/reconstructed stone, built post 1970 • Tudor style timber framed properties in historic towns/areas pre 1900
Construction: Roof	<ul style="list-style-type: none"> • Tile or slate • Felt and asphalt • Flat roofs subject to traditional covering subject to a maximum of 25% of the property’s area (excluding attached or detached outbuildings of non-habitable usage i.e. garages, utility rooms, porches) • Copper and lead • Thatched roofs (reed or straw only) • Where the flat roof is covered with a modern material e.g. seamed aluminium or plastic, this is ok provided there are no adverse comments from the valuer
Other	<ul style="list-style-type: none"> • Solar Panels owned by the borrower subject to all the necessary planning permissions and approvals being obtained • Unadopted Roads – where the road/drive servicing the property is un-adopted this is acceptable where the road is in

	<p>good condition and appears to be reasonably well kept. The length of the road (in metres) divided by the number of properties must not exceed 25m per house. For example a 100m drive with 4 houses is 25m per house and acceptable. 100m drive with 2 houses is 50m per house and not acceptable, as established using Google maps</p>
Environmental matters	<ul style="list-style-type: none"> • English properties or areas in flood zone 1 (see link below) which have flooded more than 5 years ago can be considered providing it is classed as an isolated event, it does not impact on the valuation and insurance can be obtained under normal terms. Any instance where the flooding relates to surface water is not considered acceptable regardless if it is a one off event. https://flood-map-for-planning.service.gov.uk/ • Any properties on the border between flood zone 1 & 2 are considered acceptable subject to valuers comments and insurance being obtained under normal terms. Properties in Scotland & Wales are not graded on a zone basis and enquiries must be made with all parties to establish if a known flood risk exists and insurance can be obtained under normal terms

All of the above are subject to a mortgage valuation

Unacceptable property types

Location	Scottish Isles, Isle of Man, Northern Ireland, Channel Islands and Isles of Scilly
Tenure	<ul style="list-style-type: none"> • Freehold flats/maisonettes • Commonhold Tenure • Blocks of over 4 storeys height may be referred in exceptional circumstances, such as highly sought after and 'excellent' locations • Crofted and de-crofted properties • Leasehold properties in Scotland • Properties held in Trusts and will trust • If it becomes apparent there is an absent freeholder, this is unacceptable if the remaining lease term is <250 years • Underleases are unacceptable where they are not covered adequately by title insurance and is <250 years • Leasehold where the applicant owns the freehold or a percentage of the freehold and the flats in the block are all held on separate leases. Where there are more than 2 properties in the block
Leasehold requirements	<ul style="list-style-type: none"> • Where the remaining lease term does not meet the criteria, as per table above
Flying freeholds	<ul style="list-style-type: none"> • Flying freeholds greater than 15% of the total floor area or shared access alleys
Ground rent and service charges	<ul style="list-style-type: none"> • If the ground rent or service charge are considered onerous the property is not acceptable • If ground rent doubles in less than 25 years, this is not acceptable

	<ul style="list-style-type: none"> • Any provisions which allow for the ground rent to be increased over and above the Retail Price Index (RPI) e.g. doubling or where the increase is linked to another method including increase in the capital value of the block is not acceptable • Service charges greater than £1,500 outside of London (outside M25) or £2,500 inside London (inside M25). Where the service charge is greater than £1,500 but less than £2,500 outside London and greater than £2,500 but less than £3,500 inside London the property can be considered on a referral basis subject to valuers comments and no unreasonable escalation • Estate charges, which are commonly seen on newly developed estates, are unacceptable where the charge is greater than 0.1% of value of property. Where we are made aware a clause exists that allows the 'Charger' to establish the lease on non-payment and this is not being removed
<p>Property type</p>	<ul style="list-style-type: none"> • Studio flat; i.e. open plan living area that incorporates kitchen and bedroom facilities outside M25 (please contact more2life for clarification) • Basement flats located outside Greater London zones 1 or 2 • Properties where the floor area is less than 30 square metres (unless studio/basement flat as stated in acceptable properties) • Grade 1 and 2* listed buildings • Grade A and B listed buildings in Scotland • Shared ownership • Commercial properties • Properties above or adjacent to commercial properties. Commercial includes (not an exhaustive list) Leisure - hotels, B&Bs, public houses, restaurants, cafes, sports facilities/gyms, Retail - retail stores, shopping centres, shops, Office - office buildings, serviced offices, Healthcare - medical centres, hospitals, nursing homes, Industrial - industrial property, warehouses, garages, distribution centres, working farms (specifically the outbuildings), modern built churches • Caravans/mobile homes/houseboats and park homes • Retirement properties/Sheltered accommodation • Properties without suitable services (such as not benefiting from electricity or water) • Ministry of Defence (MOD) housing • Steel/metal framed properties built pre 2000 • Steel framed houses & bungalows • Shared Septic tanks • Properties subject to localised issues, e.g. fracking, new airport runways, landfill sites, telephone masts, wind farms • Ex-local authority flats/maisonettes including those built for housing associations are not acceptable • Ex-local authority houses and bungalows of non-traditional construction are not acceptable including any which have been repaired

	<ul style="list-style-type: none"> • Ex-Local Authority houses and bungalows with a property value <£150,000 • Ex-local authority properties where the private ownership is equal to or less than 40%. • The following link can be used to assist https://www.streetcheck.co.uk/ • Properties that have high voltage power lines passing directly over the site or within 100 metres of high voltage equipment. For smaller sub-stations, often located on residential streets and typically no larger than a garage, the property will be acceptable based on the valuer's comments and valuation • Back to back cluster homes • Tyneside flats • Post 1900 Tudor style timber framed properties • Modern methods of construction (MMC) • Mundic concrete block (unless graded A1 as a result of a concrete screening test prepared in line with the latest RICS guidance) <p><i>NB. The unacceptable property types should not be used as an exhaustive list. If in any doubt, refer to more2life for a decision on acceptance.</i></p>
Land	<ul style="list-style-type: none"> • Greater than 5 acres of land • With agricultural restrictions • Where there is a title split required
Construction: Walls	<ul style="list-style-type: none"> • Non-standard construction types – see list of unacceptable property types or as determined by the Surveyor • Airey construction • Asbestos walls • Cobb construction • Colt construction • Cumber homes • Concrete block with cement render • Concrete slabs/blocks with timber frames • Laing easy form construction • Prefabricated homes • SSHA (Scottish Specialist Housing Association) No Fines Concrete • Shiplap built on brick piers • Single skin walls (except where single storey, a minor part of the whole property & in non-habitable rooms) that are deemed as non-traditional or non-standard by the Valuer • Steel frame with brick or other cladding built pre 2000 • Timber frame property (pre 1970) with brick outer wall/cement & rendered outer wall (pebble dash)/fibreglass & plasterboard insulation/timber cladding • Unity build • Properties built entirely of wood • Prefabricated or any properties constructed of or supported by concrete (wimpey no fines concrete walls & subject to individual approval by the Valuer)

	<ul style="list-style-type: none"> • Wimpey no fines concrete built pre 1950 • PRC of any kind – repaired or unrepaired <p><i>NB. The unacceptable property types should not be used as an exhaustive list. If in any doubt, refer to more2life for a decision on acceptance.</i></p>
Construction: Roof	<ul style="list-style-type: none"> • Asbestos roof • Flat roofs more than 25% of property's roof area excluding non-habitable areas i.e. garages or small front porches. These do not need to be included in the % calculation • Thatch roof not constructed of reed or straw • Traditional pitched roofs which have been treated internally or externally with coating or foam
Environmental matters	<ul style="list-style-type: none"> • Coastal erosion • Properties in an area flooded within the last 5 years or in flood zone 2 & 3 • Presence of Japanese Knotweed within 7 metres of the building • In any instances where the flooding relates to surface water this is not acceptable regardless if they were a one-off event
Other	<ul style="list-style-type: none"> • Solar panels leased by third party • Solar Panels that detrimentally affect the appearance and or kerb appeal which may affect saleability • Retentions for essential works • Un-adopted roads which exceed 25m per property (see above for clarification) • Heavily cluttered properties

Referable property types

(please contact more2life for clarification)

Ground rent and service charges	<ul style="list-style-type: none"> • Where the ground rent is greater than 0.25% and less than 0.3% against the property value can be considered subject to satisfactory valuers comments confirming the future saleability is unaffected. If the ground rent is above 0.3% against the value of the property these can be considered by exception • If the service charges are greater than £2,500 outside of London (outside M25) and £3,500 inside London (inside M25) subject to satisfactory valuers comments. In exceptional circumstances properties above this can be considered also on a referral basis • Historic rent charges that are greater than £25, can be considered on a referral basis
Property type	<ul style="list-style-type: none"> • Studio flats located within M25 (please contact more2life for clarification) • Basement flats located in Greater London (please contact more2life for clarification) • Properties with more than 6 bedrooms • Private water treatment plants

	<ul style="list-style-type: none">• Properties that appear in flood zones 2 and 3 but it is known to have flood defences• Properties adjacent to churches that are historic in nature in small villages, can be considered on a referral basis
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NB. All properties must be registered with absolute title, possessory title is unacceptable.

THIS IS INTENDED FOR INTERMEDIARIES ONLY
AND HAS NOT BEEN APPROVED FOR CUSTOMER USE.



For more information;
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