

Apex

# Our plans explained



**For Advisers**

This document is intended for intermediaries only  
and is not approved for use with consumers.



**more2life**  
the later life lender



Rated 'Excellent' on  Trustpilot  
Correct as of 14.01.26

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If you have any general plan queries regarding rates, features or criteria, please contact the Adviser Support Team.

Call: **03454 500 151** or email: **info@more2life.co.uk**

## Welcome to more2life

At more2life, we're here to help advisers and their clients make more possible in later life.

We understand that every client's circumstances are different, so we've built products that open up more choice and give advisers the tools to deliver better outcomes.

With clear criteria, straightforward features and strong protections, our plans are designed around your advice process. Apex and Apex Interest Reward expand our high LTV support, helping you to unlock more choice for clients wanting to access higher levels of borrowing.

# Our lifetime mortgages

Our lifetime mortgages are shaped by three things:

- **Broader opportunity** – plans that open up access to lending for more clients
- **Smarter design** – features that advisers can rely on to meet different needs
- **Trusted protections** – every plan meets Equity Release Council standards

Apex has come back, and better than before, offering some of our highest LTVs. And with Apex Interest Reward, your clients are rewarded with an interest rate discount for the duration that payments are made.

Lifetime mortgage	Summary
Apex	High LTVs for clients later in life
Apex Interest Reward	High LTVs with more control
Flexi	Low, personalised interest rates
Flexi Interest Reward	Personal discounted interest rates
Horizon	Competitive rates and 5-star defaqto rated
Horizon Interest Reward	Competitive rates, discounted
Maxi	Identical lump sum and drawdown rates
Maxi Zero ERC	The only lifetime mortgage with zero ERCs
Omni	Our highest LTV, depending on age
Omni Interest Reward	High LTVs with lower borrowing costs
Tailored	Available with medically enhanced LTVs
Tailored Interest Reward	Help your clients cut borrowing costs

# Apex

Apex extends our support with high LTV cases as it provides clients with access to higher levels of borrowing. With some of our highest LTVs, Apex broadens what is possible at later ages and for clients with different long-term priorities. While also offering the shortest fixed ERCs in the later life lending market at 3 years, Apex offers clients greater certainty around potential changes to their circumstances in the future.

## Key points

- Some of our highest LTVs, up to 51%
- Applications accepted up to age 95 depending on plan
- Fixed ERCs for just 3 years – the shortest fixed term in the market
- Up to 10% of the initial loan can be repaid each year without ERCs in addition to their monthly payment
- No arrangement fee
- Meets Equity Release Council standards

Apex plan overview	
Age range	55 to 95
Max LTV	Up to 51%
Loan size	£15,000 to £1,530,000
ERC period	3 years fixed
Voluntary repayments	Up to 10% of the initial loan each year, ERC-free in addition to their monthly payments
Arrangement fee	£0

# Apex Interest Reward

At more2life, we want to support you in delivering outcomes that matter to your clients. Apex Interest Reward is designed for clients who are looking for control over their later life finances. By making monthly repayments, they are rewarded with a discounted interest rate for the period that payments are made allowing them to reduce the total cost of borrowing of their lifetime mortgage.

With Apex Interest Reward, clients decide whether to pay 25%, 50% or 75% of the monthly interest over a fixed 15-year period. As long as they keep up with repayments, they retain the interest rate discount for the agreed payment term.

- Payments are separate from the 10% ERC-free allowance, giving clients two distinct ways to manage their borrowing
- After the payment term (or once payments stop, if earlier), the discount is removed, and the loan reverts to the non-discounted rate at completion
- Advisers should ensure payments are affordable, but no formal affordability check is required by us
- Clients can miss payments worth up to three months without losing their discount over the agreed payment term



## Discounted interest rates

25% payment (discount)	50% payment (discount)	75% payment (discount)
0.30%	0.55%	0.75%

## Benefits to your clients

- Clients can get access to a discounted interest rate
- High LTVs combined with lower cost of borrowing
- Strong protections, all ERC standards apply
- Rated 5 Star by Defaqto

Our Apex and Apex Interest Reward plans come with our Core4 features as standard, ensuring your clients remain protected throughout the life of their lifetime mortgage.



### Partial repayments

With our Apex lifetime mortgage, your client can make partial repayments of up to 10% of the initial loan amount each year to help reduce their total borrowing costs. During the ERC period, they won't incur an early repayment charge on their partial repayments if they remain below the annual limit.

With our Apex Interest Reward feature, your client commits to regular monthly payments for an agreed term. In return, they're rewarded with an interest rate discount for the duration of the payment period. In addition, your client can make overpayments if they wish to reduce their borrowing costs further. To avoid an early repayment charge during the plan's ERC period, this can be up to 10% of the initial loan amount each year (in addition to their monthly payments). Read more about Apex Interest Reward on page 6.



### Fixed early repayment charges

All Apex and Apex Interest Reward lifetime mortgages come with fixed early repayment charges, so your client always knows what they'll owe if they choose to redeem the loan early.



### Early repayment charge exemption upon death or entry into long-term care

Apex and Apex Interest Reward joint plans come with an early repayment charge exemption designed to make death or entry into long-term care of a partner a little easier. When the first borrower passes away or goes into long-term care, the remaining borrower can repay the loan in part or in full within three years without incurring an early repayment charge.



### Downsizing protection

Should your client decide to downsize in the future, and their new property meets our product criteria, they can port their Apex and Apex Interest Reward lifetime mortgage onto their new home. However, if it doesn't, our downsizing protection feature allows them to repay the loan in full without incurring any early repayment charges, as long as the move occurs a minimum of three years after taking out the loan.

## Further protections

Alongside Apex's features, all our lifetime mortgages meet Equity Release Council standards. That means your client...

### ...will never owe more than their home's value.

No matter how much interest accrues on your client's lifetime mortgage, they'll never owe more than their home's worth thanks to the no negative equity guarantee. That means they can never pass on any equity release related debt to their loved ones.

### ...has the right to stay in their home for life.

Even if your client chooses to stop making payments at any point during their Apex Interest Reward payment term, or picks a plan where payments are optional, they'll always retain ownership of their home and have the right to stay in it for the rest of their life.

### ...will always know their rate, and it's fixed for life.

With all our plans, your client will always know their interest rate before going ahead and that rate is fixed for the entirety of their plan with a standard lifetime mortgage. With interest reward plans, the fixed interest rate is dependant on payments being maintained in line with the plans terms and conditions. Your client's Apex Interest Reward Offer will include both their discounted and non-discounted interest rate.



## more2life, the award-winning later life lender

Here are just some of our latest awards.



**Later Life Lender of the Year**  
Mortgage Introducer Awards 2024

**Top Provider**  
The Right Mortgage & Protection Network 2024

**Best Later Life Lending Provider**  
Air Awards 2024

**Best Later Life Lender**  
TMA Club Awards 2024

**Best Lifetime Mortgage Provider**  
British Later Life Lending Awards 2025



# Apex Interest Reward FAQs

## How does Apex Interest Reward work?

Clients choose to pay 25%, 50%, or 75% of the monthly interest for a fixed period of 15 years. While they make those payments, they receive a discount on their rate. If they stop paying or when they reach the end of their payment term, the discount is removed and the loan reverts to their non-discounted rate at completion.

## Are payments mandatory?

If your client chooses an Apex Interest Reward plan, they must keep up with their payments for the payment term to retain their interest rate discount, however, they are not mandatory. Clients can stop at any time. If a customer stops making payments, they'll lose their interest rate discount which will increase their cost of borrowing.

## What happens if a client misses a payment?

Clients can miss payments worth up to three months, over the agreed payment term, without losing their discount. Once the shortfall exceeds this, the discount is removed automatically.

## Is there a minimum payment?

Yes. The lowest available level is 25% of the monthly interest.

## Do Apex Interest Reward payments count towards the 10% voluntary repayment allowance?

No. They are separate. Clients can still make additional voluntary repayments of up to 10% of the initial loan each year without ERCs on top of their monthly payments.

## Is an affordability assessment required?

We don't carry out a formal affordability check, but advisers are expected to ensure payments are affordable and sustainable.

## How are discounts shown in the KFI?

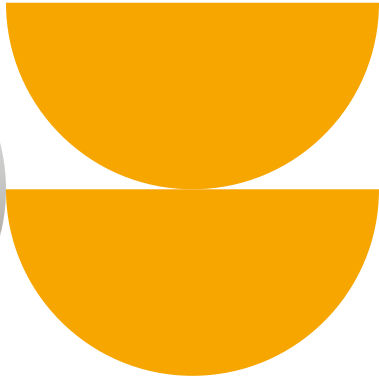
Apex Interest Reward has a payment term of 15 years, so the KFI will show payments and discounted rate over the full 15 years. After this, the discounted rate is removed and the standard rate at the time of completion applies.

## Does Apex Interest Reward meet Equity Release Council standards?

Yes. Clients are fully protected under the Equity Release Council standards, including the right to remain in their home and the no negative equity guarantee.

## Is Apex Interest Reward Defaqto rated?

Yes. It has been awarded a 5-Star Rating by Defaqto.



# Make more

**happen for your clients with more2life**

We're here to help you do what you do best, only better. Whether it's navigating new opportunities, moving faster with better tech, or finding the right solution for every client, we're by your side.

Our expert team, smart tools and wide range of lifetime mortgages give you the confidence to take on more, do more, and deliver the outcomes your clients deserve. Together, we can make more later life lending happen.

For more information

**03454 500 151**  
**info@more2life.co.uk**

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