MORE YES

A guide to our products

to

LiveMore

Contents

Information is correct as at 15 September 2026

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For cases outside of criteria, please speak to your LiveMore sales representative, or call 020 4525 7754

We're here to say YES to your clients because we:

Lend MORE

Offer MORE

Care MORE

Our products

We have two types of products:
(1) Lifetime Mortgages where you don't have to make monthly payments
(2) Mortgages where you have to make monthly payments, which covers all our standard mortgages and Retirement Interest Only (RIO).

	Lifetime Mortgages	All our other mortgages
Affordability	There are no affordability assessments. The amount borrowed depends on age and value of the home.	Income and expenditure is assessed to ensure the borrower can meet the monthly payments.
Interest	If no payments are made then interest is charged on interest (interest roll up or compound interest)	Interest is repaid every month - the monthly payments cover these. With some of our mortgages the monthly payment also includes the capital (as well as the interest).
Monthly payments	None, although they can be made voluntarily	Yes - contractual monthly payments
Qualifications	Specialist Equity Release qualifications	Regular mortgage qualifications
Repayment	The mortgage and any rolled up interest plus any unpaid charges are paid when the borrower sells the property or when they go into long term care or pass away.	The mortgage is either repaid throughout the term, at the end of the term or when the borrower goes into long term care or passes away.

The key criteria for the individual products are shown below.

Product	Lifetime Mortgage	Retirement Interest Only	Standard Mortgage		
			Interest Only	Capital & Interest	Part & Part
Is there a fixed term?	No	No	Yes	Yes	Yes
Minimum age	55	50 (youngest 40 if other borrower 50+)	40	40	40
Maximum age	90	None	None	None	None
Maximum term	None	None	40 years	40 years	40 years
Maximum LTV	Age dependent	75%	75%	80%	80% (75% max on Interest Only)
LiveMore Tiers available	Not applicable	1-4	1-4	1-4	1-4
Minimum equity requirements	Not applicable	Not applicable	Yes – dependent on region (see page 28)	Not applicable	Yes – dependent on region (see page 28)

Lifetime Mortgage

LiveMore is a member of the Equity Release Council.

You must have an Equity Release qualification to advise on Lifetime Mortgages.

Proud to be a Member of the Equity Release Council

Our Lifetime Mortgages

Our Lifetime Mortgage is a type of Equity Release mortgage that provides a lump sum or a drawdown loan with no monthly payments. Customers are able to withdraw from their drawdown facility 6 months after the completion of their mortgage.

Lifetime Mortgage	Standard	Property+	Five Year ERC	Six Month Offer (Purchase)
Fixed ERCs (see page 11)	8 years	8 years	5 years	8 years
Partial repayments (per annum)	10%	10%	15%	10%
Max LTVs (age 70) (see page 8)	37.25%	20.90%	37.25%	37.25%
Day 1 Downsize Protection	✓	✓	✓	✓
3-year compassionate window (to sell property if either borrower dies)	✓	✓	✓	✓
Min loan / Max loan	£30k / £1m	£30k / £1m	£30k / £1m	£30k / £1m
Maximum property valuation (please refer for higher valuations)	£1.5m	£1.5m	£1.5m	£1.5m
Offer period	3 months	3 months	3 months	6 months
Product fee	£0	£0	£0	£0
Valuation fee*	£0	£0	£0	£0
Property Criteria (see page 12)	Lifetime Property criteria	Property+ Property criteria	Lifetime Property criteria	Lifetime Property criteria

*Free valuations are limited to properties up to £1.5m. LiveMore will still contribute to the £1.5m equivalent fee. See page 24 and 25 for more detail.

Lifetime Mortgage - LTVs

LTVs for Standard, Five Year ERC and Six Month Offer products

Age	LTV 1	LTV 2	LTV 3	LTV 4	LTV 5	LTV 6	LTV 7	LTV 8	LTV 9	LTV 10
55	4.00%	5.00%	6.00%	9.25%	11.25%	14.25%	16.75%	18.25%	19.25%	20.25%
56	5.00%	6.00%	7.00%	10.25%	12.25%	15.25%	17.75%	19.25%	20.25%	21.25%
57	6.00%	7.00%	8.00%	11.25%	13.25%	16.25%	18.75%	20.25%	21.25%	22.25%
58	7.00%	8.00%	9.00%	12.25%	14.25%	17.25%	19.75%	21.25%	22.25%	23.25%
59	18.00%	9.00%	10.00%	13.25%	15.25%	18.25%	20.75%	22.25%	23.25%	24.25%
60	10.70%	11.70%	12.70%	15.95%	17.95%	20.95%	23.45%	24.95%	25.95%	26.95%
61	12.30%	13.30%	14.30%	17.55%	19.55%	22.55%	25.05%	26.55%	27.55%	28.55%
62	13.20%	14.20%	15.20%	18.45%	20.45%	23.45%	25.95%	27.45%	28.45%	29.45%
63	14.20%	15.20%	16..20%	19.45%	21.45%	24.45%	26.95%	28.45%	29.45%	30.45%
64	15.20%	16.20%	17.20%	20.45%	22.45%	25.45%	27.95%	29.45%	30.45%	31.45%
65	16.20%	17.20%	18.20%	21.45%	23.45%	26.45%	28.95%	30.45%	31.45%	32.45%
66	17.20%	18.20%	19.20%	22.45%	24.45%	27.45%	29.95%	31.45%	32.45%	33.45%
67	17.70%	18.70%	19.70%	22.95%	24.95%	27.95%	30.45%	31.95%	32.95%	33.95%
68	18.70%	19.70%	20.70%	23.95%	25.95%	28.95%	31.45%	32.95%	33.95%	34.95%
69	19.70%	20.70%	21.70%	24.95%	26.95%	29.95%	32.45%	33.95%	34.95%	35.95%
70	21.00%	22.00%	23.00%	26.25%	28.25%	31.25%	33.75%	35.25%	36.25%	37.25%
71	22.20%	23.20%	24.20%	27.45%	29.45%	32.45%	34.95%	36.45%	37.45%	38.45%
72	23.40%	24.40%	25.40%	28.65%	30.65%	33.65%	36.15%	37.65%	38.65%	39.65%
73	24.60%	25.60%	26.60%	29.85%	31.85%	34.85%	37.35%	38.85%	39.85%	40.85%
74	25.70%	26.70%	27.70%	30.95%	32.95%	35.95%	38.45%	39.95%	40.95%	41.95%
75	27.00%	28.00%	29.00%	32.25%	34.25%	37.25%	39.75%	41.25%	42.25%	43.25%
76	28.00%	29.00%	30.00%	33.25%	35.25%	38.25%	40.75%	42.25%	43.25%	44.25%
77	29.10%	30.10%	31.10%	34.35%	36.35%	39.35%	41.85%	43.35%	44.35%	45.35%
78	30.00%	31.00%	32.00%	35.25%	37.25%	40.25%	42.75%	44.25%	45.25%	46.25%
79	30.60%	31.60%	32.60%	35.85%	37.85%	40.85%	43.35%	44.85%	45.85%	46.85%
80+	31.50%	32.50%	33.50%	36.75%	38.75%	41.75%	44.25%	45.75%	46.75%	47.75%

LTVs for Property+

Age	Property+
55	5.00%
56	6.06%
57	7.12%
58	8.18%
59	9.24%
60	10.30%
61	11.36%
62	12.42%
63	13.48%
64	14.54%
65	15.60%
66	16.66%
67	17.72%
68	18.78%
69	19.84%
70	20.90%
71	21.96%
72	23.02%
73	24.08%
74	25.14%
75	26.20%
76	27.26%
77	28.32%
78	29.38%
79	30.44%
80+	31.50%

Key features of our Lifetime Mortgage

Feature	Description
Downsizing Protection	From the date of the advance, if the borrower moves to a property that doesn't meet our lending criteria and they are unable to transfer the mortgage, they can repay the loan in full without incurring any early repayment charges (ERCs).
Drawdown	Customers are able to withdraw from their facility 6 months after the completion of their mortgage. Drawdown loans provide a facility from £2k or more (up to the maximum LTV) with a minimum £30K initial advance. The minimum withdrawal is £2k and it is possible to withdraw four times a year.
ERC exemption on death or move into Long Term Care	An ERC will be waived if the mortgage is repaid by the remaining borrower within 3 years of the date the first borrower dies or moves into long-term care.
No negative equity guarantee	The borrower can carry on living in the property even if the amount they owe to LiveMore becomes greater than the value of the home. Upon the death of the borrower or (if joint borrowers) on the death of the last borrower, or if you (or if joint borrowers, the last borrower) need to move into long term care, if the value of the home is not sufficient to repay this lifetime mortgage in full, the borrower or their beneficiaries will not be liable for the difference provided the terms of the mortgage have been complied with.
Partial Repayments / Voluntary Repayments	The borrower can make partial repayments or voluntary monthly repayments within each 12-month period, starting from the date the loan completes, without incurring an early repayment charge. The partial repayment allowance is the set percentage (shown on page 7) of the balance on each anniversary of the loan starting.
Porting	If the borrower moves home, they can transfer their Lifetime Mortgage to a new property if it meets our lending conditions. They must pay a Valuation Fee, Porting Fee and meet our and their legal expenses in respect of the new property. If the new property is of a lower value, we may ask the borrower to repay part of the amount outstanding on the Lifetime Mortgage. Early Repayment Charges do not apply in this case.

Lifetime Mortgage - Early Repayment Charges

	5 Year ERC	Other products
Year 1	8.00%	8.00%
Year 2	7.00%	7.00%
Year 3	6.00%	6.00%
Year 4	5.00%	5.00%
Year 5	4.00%	4.00%
Year 6	0.00%	3.00%
Year 7	0.00%	2.00%
Year 8	0.00%	1.00%
Year 9+	0.00%	0.00%

ERCs are applied if your client:

- Makes repayments in any annual period following the completion date, which in total, amount to more than the set percentage (shown on page 7) of the balance (as calculated on each anniversary of completion).
- Switches provider

ERCs are NOT applied if your client:

- Redeems or sells the property during the ERC period due to death of a partner or moving into long-term care.
- Redeems all or part of the loan after the ERC period.
- Repays the set percentage (shown on page 7) during the ERC period
- Repays due to porting

Property Criteria*

Key differences between our Property+ criteria compared to the other products.
See criteria guide on our website for full detail. www.knowledgebank.uk/bank/livemore

Property Criteria Categories	Standard (allproductsother than Property+)	Property +
Annexes (non-commercial)	✓	✓
Business - running a business from the property (no structural changes or commercial signage)	✓	✓
Commercial Properties (above, below or near by)	✓	✓
Contaminated land or waste (properties near or including)	✗	✓
Ex-local authority	✓	✓
Flood zones	✗	✓ (As long as insurance excess <£1K)
Graded Properties	✓ Grade 2 Listed (category C in Scotland	✓ Grade 1 Listed (category A or B in Scotland
Japanese Knotweed	✓ Category C or D	✓ Category B, not A
Modern Methods of Construction (MMC)	✗	✓ (Refer)
Not connected to mains (drainage / electricity / water) (Septic tanks acceptable on Standard)	✗	✓
Pylons near by	✓	✓
Service Charge and Ground Rent	✓ Max 1%	✓ Max 2% if property is less than £400k, else max 3%
Single Skin Walls (single storey)	✗	✓
Solar panels (owned outright or with UK Finance compliant lease)	✓	✓
Steel frame	✗	✓ (Post year 2000)
Structural movement (Underpinned in last 5 years)	✗	✓ (With 12 year guarantee)
Timber - Properties built entirely of Timber	✗	✓

*Subject to valuation

Standard mortgages

- Standard Interest Only
- Standard Capital & Interest
- Standard Part & Part

We offer the broadest range of solutions for your clients, with widest range of fixed rates up to, into and in retirement.

LiveMore 1-4 Key Criteria

All of our Retirement Interest Only (RIO) and Standard mortgage products are available in 4 tiers based on the borrower's circumstances.

	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Max Product LTV	RIO: 75% Standard: 75% Standard C&I: 85%	RIO: 75% Standard IO: 75% Standard C&I: 80% Standard P&P: 80% LTV, above 75% on C&I only	RIO: 75% Standard: 75%	RIO: 60% Standard: 60%
Max Loan amount	RIO & Standard IO: 75% LTV: £1.5m Standard IO - 85% LTV: £1.5m	Standard & RIO 60% LTV: £1.5m Standard & RIO 75% LTV: £1.5m Standard C&I, P&P 80% LTV: £1.5m	£1.5m	£500,000
Debt Consolidation	Up to 5% of the loan (max £75k)	Up to 10% (max £100k)	Up to 30% of the loan (max £100k)	Up to 100% of the loan amount
Mortgage Arrears	None in last 36 months	None in last 18 months; Worst status 1 in months 19 to 36	Worst Status 1 in last 18 Months (0 missed payments in last 6); Worst Status 3 in months 19 to 36	Worst Status 3 in last 18 Months (1 missed payments in last 6) Worst Status 7 in months 19-36
Unsecured Arrears (Loans/credit cards etc	None in last 36 months	Worst status 2 in the last 36 months (0 in last 6 months	Worst Status 2 in last 18 months (1 missed payments in last 6); Worst Status 3 in months 19 to 36	Worst Status 4 in last 18 Months (1 missed payment in last 6) Worst Status 7 in months 19-36
Unsecured Arrears (mail order, catalogue, utilities)	None in last 6 months; Worst Status 1 in months 7-18; Worst Status 2 in months 19-36	Worst Status 2 in last 18 months (0 in last 6); Worst Status 2 in months 19-36	Worst Status 3 in last 18 months (1 missed in last 6); Worst Status 3 in months 19-36	Worst Status 4 in last 18 months (1 missed in last 6); Worst Status 7 in months 19-36
CCJ/Defaults	Satisfied none in the last 18 months, no unsatisfied accepted	Satisfied up to £500 in last 18 months; No satisfied accepted with last 18 months; Unsatisfied older than 18 months up to £2.5k	Satisfied up to £2.5k in last 18 months; No unsatisfied accepted within last 18 months; Unsatisfied older than 18 months up to £5k	Satisfied up to £5k in last 18 months; No unsatisfied accepted within last 18 months; Unsatisfied older than 18 months up to £20k
IVA	None in the last 3 years (older than 3 years must be satisfied)			
Debt management plan	None	None	None acceptable in the last year. Acceptable if over 1 year old and satisfactorily maintained.	None acceptable in the last year. Acceptable if over 1 year old and satisfactorily maintained.

The LiveMore Variable Rate is reset quarterly on 15 January, 15 April, 15 July and 15 October. In accordance with our mortgage terms and conditions, we use a reference rate which is currently the 3 months historic compounded daily SONIA rate in our determination of the LiveMore Variable Rate. Further information on the LiveMore Variable Rate, its use and calculation can be found on our website www.livemorecapital.com

3.74%

Retirement Interest Only (RIO): Fee Range

For borrowers looking to purchase or remortgage on an interest only basis without the need for a repayment strategy.

RIO - Key Criteria	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Min age	50 (for joint borrowers, youngest borrower can be minimum 40)			
Max age (at term end)	No maximum age - A RIO has a lifetime term			
Max term	No maximum - A RIO has a lifetime term			

Fees	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product fee	£995			
Incentives	Assisted legal fees are available on remortgages			

For loan sizes above £1.5m, please call us.

	LiveMore 1		LiveMore 2		LiveMore 3		LiveMore 4
Maximum loan size	£1.5m		£2.5m	£1.5m	£1.5m		£500k
Maximum LTV	60%	75%	60%	75%	60%	75%	60%
2-year fixed	6.93%	7.13%	7.23%	7.43%	8.03%	8.23%	8.23%
2+3 yr fix (2yr ERCs)	6.90%	7.10%	7.20%	7.40%	8.00%	8.20%	8.20%
3+2 yr fix (3yr ERCs)	6.90%	7.00%	7.20%	7.30%	8.00%	8.10%	8.20%
5-year fixed	6.93%	7.13%	7.23%	7.43%	8.03%	8.23%	8.23%
5+5 yr fix (5yr ERCs)	7.09%	7.19%	7.39%	7.49%	8.19%	8.29%	8.39%
10 year fixed	7.14%	7.24%	7.44%	7.54%	8.24%	8.34%	8.44%
Fixed for Life	7.44%	7.54%	7.74%	7.84%	8.54%	8.64%	8.74%
Current Reversion Rate*	LVR + 3.50%						

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate (Excluding Fixed for Life products).

Retirement Interest Only (RIO): Fee Assisted

For borrowers looking to purchase or remortgage on an interest only basis without the need for a repayment strategy.

RIO - Key Criteria	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Min age	50 (for joint borrowers, youngest borrower can be minimum 40)			
Max age (at term end)	No maximum age - A RIO has a lifetime term			
Max term	No maximum - A RIO has a lifetime term			

Fees	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product fee	£0			
Incentives	Free valuations up to and including property values of £2 million. Properties over £2m will have the £2m survey fee deducted. See page 24 and 25 for more detail. Assisted legal fees are available on remortgages.			

We also offer fixed rates with shorter ERC periods:

- **5+5 Year Fixed is a 10 Year Fixed product with 5 Year ERCs**
- **3+2 Year Fixed is a 5 Year Fixed product with 3 Year ERCs**
- **2+3 Year Fixed is a 5 Year Fixed product with 2 Year ERCs**

	LiveMore 1		LiveMore 2		LiveMore 3		LiveMore 4
Maximum loan size	£1.5m		£2.5m	£1.5m	£1.5m	£1.5m	£500k
Maximum LTV	60%	75%	60%	75%	60%	75%	60%
2-year fixed	7.35%	7.55%	7.65%	7.85%	8.45%	8.65%	8.65%
2+3 yr fix (2yr ERCs)	7.15%	7.35%	7.45%	7.65%	8.25%	8.45%	8.45%
3+2 yr fix (3yr ERCs)	7.15%	7.25%	7.45%	7.55%	8.25%	8.35%	8.45%
5-year fixed	7.18%	7.38%	7.48%	7.68%	8.28%	8.48%	8.48%
5+5 yr fix (5yr ERCs)	7.27%	7.37%	7.57%	7.67%	8.37%	8.47%	8.57%
10 year fixed	7.32%	7.42%	7.62%	7.72%	8.42%	8.52%	8.62%
Fixed for Life	7.60%	7.70%	7.90%	8.00%	8.70%	8.80%	8.90%
Current Reversion Rate*	LVR + 3.50%						

*At the end of the Fixed Rate Term, the product will revert to the Reversion Rate (Excluding Fixed for Life products)

Retirement Interest Only (RIO): Fee Assisted Cashback

For borrowers looking to purchase or remortgage on an interest only basis without the need for a repayment strategy.

RIO - Key Criteria	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Min age	50 (for joint borrowers, youngest borrower can be minimum 40)			
Max age (at term end)	No maximum age - A RIO has a lifetime term			
Max term	No maximum - A RIO has a lifetime term			

Our cashback products have a minimum loan of £75k

Fees	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product fee	£0			
Incentives	£500 Cashback paid to customer upon completion of purchases and remortgages. Free valuations up to and including property values of £2 million. Properties over £2m will have the £2m survey fee deducted. See page 24 and 25 for more detail. Assisted legal fees are available on remortgages.			

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

	LiveMore 1	LiveMore 2	LiveMore 3		LiveMore 4
Maximum loan size			£1.5m		£500k
Maximum LTV			60%	75%	60%
2-year fixed			8.65%	8.85%	8.85%
5-year fixed			8.38%	8.58%	8.58%
5+5 yr fix (5yr ERCs)			8.45%	8.55%	8.65%
10 year fixed			8.50%	8.60%	8.70%
Fixed for Life			8.78%	8.88%	8.98%
Current Reversion Rate*	LVR + 3.50%				

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate (Excluding Fixed for Life products)

Standard Mortgage: Fee Range

For borrowers looking to purchase or remortgage on an interest only, capital and interest or part & part basis, and want to choose the term of the mortgage

Our Standard Interest mortgages come with minimum equity requirements based on region. To see these, please turn to page 28.

	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Min age	40 years			
Max age (at term end)	No maximum age			
Max term	40 years			

Fees	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product fee	£995			
Incentives	Assisted legal fees are available on remortgages.			

For loan sizes above £1.5m, please call us.

	LiveMore 1			LiveMore 2			LiveMore 3	LiveMore 4
Maximum loan size	£1.5m			£1.5m			£1.5m	£500k
Maximum LTV (Standard IO)	60%	75%	85%**	60%	75%	80%**	75%	60%
2 year fixed	6.73%	6.83%	7.23%**	7.03%	7.13%	7.23%**	7.73%	7.93%
2+3 yr fix (2yr ERCs)	6.70%	6.80%	7.20%**	7.00%	7.10%	7.20%**	7.70%	7.90%
3+2 yr fix (3yr ERCs)	6.70%	6.80%	7.20%**	7.00%	7.10%	7.20%**	7.70%	7.90%
5 year fixed	6.73%	6.83%	7.23%**	7.03%	7.13%	7.23%**	7.73%	7.93%
5+5 yr fix (5yr ERCs)	6.89%	6.99%	7.39%**	7.19%	7.29%	7.39%**	7.89%	8.09%
10 year fixed	6.94%	7.04%	7.44%**	7.24%	7.34%	7.44%**	7.94%	8.14%
Current Reversion Rate*	LVR + 3.50%							

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

** Capital & Interest and Part & Part only

Standard Mortgage: Fee Assisted

For borrowers looking to purchase or remortgage on an interest only, capital and interest or part & part basis, and want to choose the term of the mortgage

Our Standard Interest mortgages mortgages come with minimum equity requirements based on region. To see these, please turn to page 28.

	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Min age	40 years			
Max age (at term end)	No maximum age			
Max term	40 years			

Fees	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product fee	£0			
Incentives	Free valuations up to and including property values of £2 million. Properties over £2m will have the £2m survey fee deducted. See page 24 and 25 for more detail. Assisted legal fees are available on remortgages.			

We also offer fixed rates with shorter ERC periods:

- **5+5 Year Fixed is a 10 Year Fixed product with 5 Year ERCs**
- **3+2 Year Fixed is a 5 Year Fixed product with 3 Year ERCs**
- **2+3 Year Fixed is a 5 Year Fixed product with 2 Year ERCs**

	LiveMore 1			LiveMore 2			LiveMore 3	LiveMore 4
Maximum loan size	£1.5m			£1.5m			£1.5m	£500k
Maximum LTV (Standard IO)	60%	75%	85%**	60%	75%	80%**	75%	60%
2 year fixed	7.15%	7.25%	7.65%**	7.45%	7.55%	7.65%**	8.15%	8.35%
2+3 yr fix (2yr ERCs)	6.95%	7.05%	7.45%**	7.25%	7.35%	7.45%**	7.95%	8.15%
3+2 yr fix (3yr ERCs)	6.95%	7.05%	7.45%**	7.25%	7.35%	7.45%**	7.95%	8.15%
5 year fixed	6.98%	7.08%	7.48%**	7.28%	7.38%	7.48%**	7.98%	8.18%
5+5 yr fix (5yr ERCs)	7.07%	7.17%	7.57%**	7.37%	7.47%	7.57%**	8.07%	8.27%
10 year fixed	7.12%	7.22%	7.62%**	7.42%	7.52%	7.62%**	8.12%	8.32%
Current Reversion Rate*	LVR + 3.50%							

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

** Capital & Interest and Part & Part only

Standard Mortgage: Fee Assisted Cashback

For borrowers looking to purchase or remortgage on an interest only, capital and interest or part & part basis, and want to choose the term of the mortgage

Our Standard Interest mortgages come with minimum equity requirements based on region. To see these, please turn to page 28.

	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Min age	40 years			
Max age (at term end)	No maximum age			
Max term	40 years			

Our cashback products have a minimum loan of £75k

Fees	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product fee	£0			
Incentives	£500 Cashback paid to customer upon completion of purchases and remortgages. Free valuations up to and including property values of £2 million. Properties over £2m will have the £2m survey fee deducted. See page 24 and 25 for more detail. Assisted legal fees are available on remortgages.			

Our 5+5yr fix is a 10 year fixed with 5 year ERCs - No ERCs after year 5

	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Maximum loan size			£1.5m	£500k
Maximum LTV (Standard IO)			75%	60%
2 year fixed			8.35%	8.55%
5 year fixed			8.08%	8.28%
5+5 yr fix (5yERCS)			8.15%	8.35%
10 year fixed			8.20%	8.40%
Current Reversion Rate*	LVR + 3.50%			

* At the end of the Fixed Rate Term, the product will revert to the Reversion Rate

Fees & Charges

For RIO and Standard Mortgages

	LiveMore 1	LiveMore 2	LiveMore 3	LiveMore 4
Product Fee	Fee range: £995 Fee assisted range: £0			
Valuation Fees	Fee Range & 100% Debt Consolidation Range: To be paid for by the customer. See valuation fees table on the next page. Free Valuations: Where free valuations highlighted, this means the customer pays no valuation on properties up to the value of £2 million. Properties over £2m will have the £2m fee survey deducted.			
Solicitor Fees	For remortgages - LiveMore will instruct solicitors selected from its panel to act on our behalf in carrying out the legal work and will pay all standard costs and disbursements. If any non-standard legal work is also required, the applicant will have to pay for it. The applicant may instruct their own solicitors, in which case they will be responsible for all costs. For remortgages which include debt consolidation of unsecured debts of £5,000 or more, and for remortgages with a transfer of equity, the applicant should instruct solicitors who will then act for them and LiveMore. The applicant will be responsible for all costs and disbursements. For purchases - the applicant should instruct solicitors who will then act for them and LiveMore. The applicant will be responsible for all costs and disbursements.			
Ongoing Proc Fee	55bps gross - payable at completion, plus an optional extra 13bps gross per year for up to 15 years following completion (Ongoing Procuration Fee). This enables intermediaries to build a valuable recurring income stream if our unique Ongoing Procuration Fee option is selected.			
Enhanced Proc Fee	110bps gross - payable at completion, available on our fixed for life products. (Providing the annual care call is undertaken for the duration that the customer is on the product, or 15 years, whichever is shorter).			

Valuation Fees

Valuation from	Valuation to	Customer fee Including VAT
£0	£100,000	£200
£100,001	£150,000	£225
£150,001	£200,000	£250
£200,001	£250,000	£275
£250,001	£300,000	£300
£300,001	£350,000	£325
£350,001	£400,000	£350
£400,001	£450,000	£375
£450,001	£500,000	£400
£500,001	£600,000	£535
£600,001	£700,000	£635
£700,001	£800,000	£700
£800,001	£900,000	£760
£900,001	£1,000,000	£875
£1,000,001	£1,500,000	£1,275
£1,500,001	£2,000,000	£1,625
£2,000,001	£2,500,000	£1,946
£2,500,001	£3,000,000	£2,260
£3,000,001	£3,500,000	£2,460
£3,500,001	£4,000,000	£2,660
£4,000,001	£4,500,000	£3,060
£4,500,001	£5,000,000	£3,360
£5,000,001	£6,000,000	£4,160
£6,000,001	£7,000,000	£4,760
£7,000,001	£8,000,000	£5,360
£8,000,001	£9,000,000	£5,960
£9,000,001	£10,000,000	£6,460

Additional valuation fees may be payable for some isolated postcode locations. These will be notified in advance.

This information is for the use of professional mortgage intermediaries or financial advisers only. If you reproduce any information contained in this information, to be used with or to advise clients, you must ensure it follows the FCA's advising and selling standards.

Early Repayment Charges (ERCs)

For RIO and Standard Mortgages

	2 Year Fixed	3+2 Year Fixed	5 Year Fixed	5+5 Year Fixed	10 Year Fixed	Fixed for life
Year 1	3%	5%	5%	5%	5%	8%
Year 2	2%	4%	4%	5%	5%	8%
Year 3		3%	3%	5%	5%	8%
Year 4			2%	5%	5%	6%
Year 5			1%	5%	5%	6%
Year 6					5%	6%
Year 7					4%	6%
Year 8					3%	6%
Year 9					2%	6%
Year 10					1%	6%

ERCs are applied for RIO and Standard Mortgages if your client:

- Makes one or more overpayments in any annual period following the completion date that total more than 10% of the outstanding loan balance (as calculated on each anniversary of completion.
- Switches provider
- Your client downsizes and makes a full redemption of the loan. If your client downsizes and makes a partial redemption ERCs could be charged in certain circumstances.

How ERCs are applied for RIO and Standard Mortgages

In any year during the ERC period, your client may repay up to 10% of the outstanding loan balance at the beginning of such year, without incurring a penalty.

For this purpose a year is calculated from the commencement of each anniversary of the date of the mortgage advance.

ERCs are NOT applied for RIO and Standard Mortgages if your client:

- Redeems to the mortgage in the ERC period due to death of a partner or moving into long-term care
- Sells the propety following the death or move into long-term care of the surviving partner
- Redeems all, or part of the loan, after the ERC period
- Repays within their annual allowance in any year during the ERC period

Payment Breaks

If your client is in financial difficulty due to an unexpected change in circumstances, they may be entitled upon request to a payment break for up to 6 months, to allow them a little breathing space.

At the end of the payment break, the missed payments can either be paid as a lump sum payment, or be added to the loan. If added to the loan, their regular monthly payment will increase.

LiveMore

livemoremortgages.com
Find out more at
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LiveMore Capital Limited is authorised and regulated by the