



Property Eligibility Factsheet

Version B



Property Eligibility Factsheet - Version B

Please use this factsheet to check whether your property is eligible in principle for a mortgage from Hodge Lifetime.

This is not a complete list, and we reserve the right to decline any property and to change our eligibility criteria.

Products covered by this factsheet

55+ Mortgage range
Retirement Mortgage

Lump Sum Lifetime Mortgage
Flexible Lifetime Mortgage

Property value

Eligible

- Properties valued between £100,000 and £1 million

Referral required

- Properties worth more than £1 million in highly desirable areas (note 1)

Not eligible

- Properties valued at less than £100,000

Location

- England
- Wales
- Mainland Scotland

- Scottish Isles

- Northern Ireland
- Channel Islands
- Isle of Man

Property type

- Houses and bungalows
- Flats and maisonettes in private blocks of up to 7 storeys (flats above the third storey must be serviced by a lift).

- Ex-local authority, MoD or housing association houses and bungalows
- Flats and maisonettes in private blocks of more than 7, but no more than 10, storeys
- New build houses and flats
- Properties with an annexe, 2 kitchens or which are subdivided.

- Retirement and sheltered housing
- Ex- local authority, MoD or housing association flats and maisonettes
- Flats and maisonettes in private blocks of more than 10 storeys
- Properties purchased via a "Right to Buy" scheme and within preemption period
- Studio flats
- Park or mobile homes
- Houseboats
- Second or holiday homes
- Houses in Multiple Occupation

Tenure

- Freehold and leasehold houses and bungalows
- Leasehold flats and maisonettes (note 2)
- Flying freehold less than 25% of total floor area

- Freehold flats where freehold is over whole building and is subject to leases on other flats
- High service charges on leasehold properties

- Commonhold
- Freehold flats and maisonettes
- Flying freeholds over 25% of total floor area or above habitable rooms

Note 1: The maximum amount Hodge Lifetime will lend is £500,000.

Note 2: All leasehold properties must have an unexpired lease term of at least 90 years.

Other		
Acceptable	Referral required	Not acceptable
<ul style="list-style-type: none"> • Not Listed 	<ul style="list-style-type: none"> • Grade 2 listed buildings 	<ul style="list-style-type: none"> • Grade 1 or 2 listed buildings
<ul style="list-style-type: none"> • Properties with up to 10 acres of land 	<ul style="list-style-type: none"> • Properties with more than 10 acres of land • Small scale hobby farming 	<ul style="list-style-type: none"> • Agricultural tie or restriction • Over 10 acres of land • Farms/smallholdings
<ul style="list-style-type: none"> • No history of subsidence 	<ul style="list-style-type: none"> • Properties which have been underpinned or which have been subject to significant structural repair more than 5 years ago 	<ul style="list-style-type: none"> • Properties which have been underpinned or which have been subject to significant structural repair within the last 5 years • Properties considered as high risk to subsidence or movement.
<ul style="list-style-type: none"> • Working from home 	<ul style="list-style-type: none"> • Small scale “home office” business use • Small scale bed and breakfast 	<ul style="list-style-type: none"> • Commercial properties, guest houses or hotels • Holiday Lets
<ul style="list-style-type: none"> • No flood history and/ or low flood risk (note 3) 	<ul style="list-style-type: none"> • Properties that have flooded more than 10 years ago or are situated in a moderate flood risk area. 	<ul style="list-style-type: none"> • Properties that have flooded in the last 10 years or are situated in a significant flood or coastal erosion risk area.
	<ul style="list-style-type: none"> • Properties in close proximity to retail or commercial premises • Properties with solar panels installed 	<ul style="list-style-type: none"> • Properties close to pylons, power lines and transmitters • Properties close to landfill sites or contaminated land

Construction methods - general

<ul style="list-style-type: none"> • Standard traditional construction 	<ul style="list-style-type: none"> • Period timber framed properties in historic towns 	<ul style="list-style-type: none"> • Pre-cast reinforced concrete • Poured concrete • In-situ cast concrete • No fines • Large panel system • Steel frame properties
---	---	--

Construction methods - walls

<ul style="list-style-type: none"> • Solid brick, stone or concrete block – minimum thickness 250mm • Cavity brick, stone or concrete block – minimum thickness 275mm • Timber frame wall with a cavity and outer wall of brick built after 1965 – minimum thickness 275mm 	<ul style="list-style-type: none"> • Small kitchen/bathroom extensions of single skin brick blockwork • Concrete or steel frame blocks of flats built after 1980 	<ul style="list-style-type: none"> • Cob walls • Walls built entirely out of timber • Single skin brick/blockwork • Concrete frame/panels • Steel frame/panels
---	--	---

Note 3: Flood risk assessments are based on the Environment Agency flood map.

Construction methods - roof

- | | | |
|--|---|---|
| <ul style="list-style-type: none">• Pitched roofs of concrete, slate or stone tiles• Flat roofs of traditional materials where the area is less than 30% of the total roof area | <ul style="list-style-type: none">• Pitched roofs of asbestos cement tiles• Thatched roofs | <ul style="list-style-type: none">• Flat roofs over 30% of the total roof area (except blocks of flats)• Asbestos sheet• Corrugated metal |
|--|---|---|

Occupancy

- | | | |
|--|--|---|
| <ul style="list-style-type: none">• Single or joint applicants | <ul style="list-style-type: none">• Lodgers or tenants• Family members• Carers or housekeepers | <ul style="list-style-type: none">• Multiple occupation |
|--|--|---|

How do I refer a property to Hodge Lifetime?

If you are unsure whether your property is acceptable, or a referral is required, please contact us for more information. You will need the following details:

- Full address including postcode
- Description of the property
- Estimated value
- Summary of the construction methods (as far as you are aware)
- Any other factors you think are relevant to our assessment



Get in touch

Freephone: 0800 731 4076

Hodge Lifetime, One Central Square, Cardiff, CF10 1FS

www.hodgelifetime.co.uk

Hodge Lifetime is a trading name of Julian Hodge Bank Limited which is registered in England and Wales (No. 743437). It is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Its registered office is One Central Square, Cardiff, CF10 1FS.

HL PEFVB PL 0916

