

YOUR GUIDE TO BUYING PROPERTY USING EQUITY RELEASE



Equity Release is a facility that allows you to release funds from your property if you are a homeowner and over the age of 55. There are a wide variety of plans on the market, the most common on which is a Lifetime Mortgage, all of which can be explained to you by a fully qualified equity release adviser. We are not allowed to give you financial advice. There are a number of independent financial institutions who provide specialised advice in relation to Equity Release and we can provide you with details of the different providers to enable you to make your own decision as to who you would like to talk to.

These plans have the advantage of requiring no repayments during your lifetime.



Adlington law
Private client specialists

CAN I APPLY FOR EQUITY RELEASE ON A HOUSE I WANT TO BUY?

The easy answer is yes so long as the qualifying criteria of the equity release scheme can be met. You must have a minimum age of 55 and the loan must be raised based on this property value and the age of the youngest applicant.

In such circumstances, equity release can be used in the same way as any conventional mortgage is used towards a house purchase. The process of application is the same and a valuation, solicitor and lender are all required. The major benefit remains in that no credit scoring is required on the applicants.

Effectively, a mortgage being used towards a house purchase bridges the deficit between the purchase price and the deposit being put down. Equity release can be used in exactly the same way. By knowing the shortfall required, the equity release scheme can be applied for and set to complete on the date the purchase is completed. This is the same principle as any standard mortgage either before or in retirement.

CAN I APPLY FOR EQUITY RELEASE TO PURCHASE A SECOND HOME OR TO PROVIDE A DEPOSIT FOR A FAMILY MEMBER TO BUY A PROPERTY?

Again, the answer is yes. You may wish to consider equity release as a way to unlocking your existing property wealth to pay for a second home. Many people are now commonly using Equity Release to finally purchase the holiday home they have dreamt of or indeed using the proceeds to add a buy to let property to their portfolio.

Also, equity release can be an excellent way for a parent or grandparent to help provide a deposit to allow younger generations to get onto the property market.

WHAT HAPPENS IF I WANT TO MOVE TO ANOTHER PROPERTY AND I ALREADY HAVE AN EQUITY RELEASE MORTGAGE?

If you already have an equity release plan, you may be able to move it with you when you move home. The value of the property you are moving to must be enough that the equity release provider is happy to lend the same amount against it. That would not be a problem if you were moving to a property of equal value, but if you were buying a property was worth less than the existing property, you may have to pay off some of the amount you have borrowed so that the loan to value ratio is acceptable to your lender. The mortgage is then secured against the value of the new property.

The benefits of Equity Release have improved significantly, with more and more retired homeowners taking advantage of the equity built up in their home.

At Adlington Law we are specialists in Equity Release and are members of the Equity Release Council. We can offer you expert guidance with all the procedures involved in what is likely to be one of the most important decisions of your life.

- We offer free home visits to provide your legal advice.
- We are approachable and friendly
- We provide an efficient service which ensures transactions complete as soon as possible
- We make sure you can easily understand the process
- Our advice will always be impartial and independent
- We will act in your best interests at all times
- A full quotation for our charges is made at the outset with no hidden fees



WHAT OUR CLIENTS SAY ABOUT US

To Adlington Law, Thank you for all your hard work and pushing of the Equity Release transaction, in what can only be described as a bit of hard work. You have no idea what this means for me and now I feel that I can get on with my life and enjoy myself, once again thank you.

Craig the son in law of P Begg.

Thanks for all your help in a very awkward set of dealings and I am very grateful in particular to Carol and Heather. *P Begg. Blackpool.*

Dear Carol and Staff, just a few words to say thank you to your staff for the help you gave us to sort the Equity Release out, give our regards to Lisa (Consultant) who visited us at our home.

From J and N Bateson. Chippenham.

Hi Carol, We would like to take this opportunity to thank you for all your help and hard work in getting our Equity Release through so quickly. *C and J Watson. Tyne and Wear.*

To Carol and staff, thank you for all you have done for me on my Equity Release. Your attention to detail is excellent and the way you thoroughly talked me through the process which made any worries I had go away. Your consultant was very professional and understanding whilst visiting my home. I would have no worries recommending your company to all my friends and family.

A Lowry. Dover.



Other Services available:

- Wills - Funeral Plans - Probate - Trusts - Family Law
- Lasting Powers of Attorney - Personal Injury - Business Leases

Adlington law
Private client specialists

Adlington Law Limited, 4 East Terrace Business Park,
Euxton Lane, Euxton, Chorley PR7 6TB. Telephone : 01257 686386

Email : enquiries@adlingtonlaw.co.uk Website : www.adlingtonlaw.co.uk

Facebook: [adlingtonlawltd](https://www.facebook.com/adlingtonlawltd) Twitter: @AdlingtonLaw

Adlington Law is authorised and regulated by the Solicitors Regulation Authority . Reg No 623409