



A lifetime mortgage is a long term commitment and is not intended to be paid off early. The purpose of this factsheet is to allow you to understand more about the Early Repayment Charge applying to the Lump Sum and Flexible Lifetime Mortgages.

Early Repayment Charge - Summary

The Early Repayment Charge is made up of two parts:

Early Release Fee: In the unlikely event that you want to redeem part or all of your loan in the first 5 years, this fee is calculated to recover the costs we incurred in setting up your loan. In the first year of the loan this charge is 5% of the capital repaid and it falls by 1% each year until it ends after year 5.

Variable Repayment Charge (VRC): We put in place fixed rate funding to match the duration of your fixed rate loan. This charge is calculated to reflect the cost of the mis-match that arises if you repay your loan earlier than we expected. This charge is calculated using the formula set out below:

VRC = (90-current youngest age) x (fall in 25 year swap rate) x balance repaid

The 25 year swap rate is the basis on which our long term funding cost is determined. The rates are also quoted on our website at

www.hodgelifetime.co.uk/equity_release_swap_rates.asp

Swap rates are set at the start of each month, and we guarantee the VRC amount for 2 weeks from the calculation date.

For the Flexible Lifetime Mortgage, if you withdraw additional sums using your Cash Withdrawal Option, a new swap rate will be set for each withdrawal you make, and a separate VRC calculated for each withdrawal.

The Early Repayment Charge shall never exceed 25% of the capital repaid.

Circumstances in which the Early Repayment Charge does not apply

No Early Repayment Charge will apply:

- If, after 5 years, you sell and permanently vacate your property and repay the loan in full
- If you make repayments in accordance with the terms of our Flexible Repayment Option
- After the youngest borrower's 90th birthday
- If you are required to repay part of the loan because:
 - a. you are moving home and want to transfer the loan to your new property; or
 - b. you want to add someone to the plan e.g on re-marriage.
- After the last borrower moves permanently into residential long-term care on the grounds of medical or other specialist advice
- After the last applicant dies
- For the Flexible Lifetime Mortgage, if we decline a withdrawal from your Cash Withdrawal Option.

What if I need help to calculate the Early Repayment Charge?

We have included a calculator on our website that can be used to estimate the Early Repayment Charge that may apply to each loan. You will find the calculator at

www.hodgelifetime.co.uk/equity_release_calculators.asp

The calculator can only provide an estimate. For a guaranteed redemption figure, please contact us and we will be happy to help.

Our telephone number is 0800 731 4076 or you can email us at info@hodgelifetime.co.uk.

The following examples illustrate how the Early Repayment Charge is applied in practice.

Example 1

Mr and Mrs A were both 65 years old when they borrowed £25,000. 10 years later they decide to downsize to a smaller property nearer to their grandchildren. The cash released on downsizing is sufficient to pay off their lifetime mortgage in full.

As Mr and Mrs A are selling their property and moving out permanently, no Early Repayment Charge applies when they pay off their debt.

Example 2

Mr B was 60 years old when he retired and borrowed £40,000. He continues to work for his old employer occasionally, and wants to use this income to reduce his lifetime mortgage balance.

Mr B is allowed to repay up to £4,000 (10% of the initial loan amount) each year, in 2 instalments, without incurring an Early Repayment Charge. Our product summary document provides more information about this Flexible Repayment Option.

Example 3a

Miss C was 65 years old when she borrowed £50,000. 3 years later, she wins the lottery and decides to repay her lifetime mortgage from her winnings. By this time, the balance has increased to £60,000 and the 25 year swap rate has fallen by 0.25%.

She will incur the following charge:

- The Early Release Fee of £1,500 ($3\% \times £50,000$) plus
- The Variable Repayment Charge of £3,300 ($(90-68) \times 0.25\% \times £60,000$).

Example 3b

Miss C was 65 years old when she borrowed £50,000. 3 years later, she wins the lottery and decides to repay her lifetime mortgage from her winnings. By this time, the balance has increased to £60,000 and the 25 year swap rate has fallen by 1%.

She will incur the maximum Early Repayment Charge of £12,500. (25% of the capital repaid).

Example 4

Mr and Mrs D were both 70 years old when they borrowed £25,000 on a Flexible Lifetime Mortgage. The 25 year swap rate at the time was 3.25%. After 3 years, they exercised their Cash Withdrawal Option and borrowed a further £10,000. The swap rate at the time was 3.5%.

After 10 years, they decide to repay their loan. The swap rate is now 3%, and the balance on their initial cash sum is £45,000 and the balance on their additional withdrawal is £23,000.

They will incur the following charge:

Variable Repayment Charge on the initial cash sum:
£1,125 ($(90-80) \times 0.25\% \times £45,000$) plus

Variable Repayment Charge on the cash withdrawal:
£1,150 ($(90-80) \times 0.5\% \times £23,000$)

If you are repaying your loan in full, a Repayment Administration Fee of £180 is payable in all cases.

This is a Lifetime Mortgage. To understand the features and risks, ask for a personalised illustration.

Get in touch

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