



# Your Expert Guide to Equity Release

The background of the entire page is an aerial photograph of a residential street, likely in the UK, showing rows of brick houses, a road with parked cars, and greenery. In the bottom right corner, there is a large, semi-transparent white circle containing the word 'my' in a bold, lowercase, sans-serif font. The 'my' is cut out, allowing the background image to be seen through the letters.

my



Thank you for asking My Equity Release Expert to help you understand everything you need to know about equity release. This expert guide will provide a detailed overview of the types of equity release plans available, to help you decide if it's the right option for you.

Equity release continues to rise in popularity in the UK. The 2018 Equity Release Market Monitor revealed a 21% increase in the number of new equity release plans – with an average release of over £77,000 tax-free cash.

People choose equity release for a wide range of reasons, such as being able to provide gifts to loved ones, go on holiday, or provide for their retirement. Whatever your circumstances, we're here to provide you with unbiased advice to help you make the best decision for your unique needs.

Our team of independent equity release advisers will help you to decide if equity release is right for you. They're here to talk about the options available to you, including alternatives to equity release that may also suit your personal circumstances.

Our team, rated 'Excellent' on independent review site Trustpilot, is here to make sure you receive the best advice to make an informed decision about your financial future.

If you have any questions, or would like a free quote, call our specialists for a no-obligation chat on **0808 302 3988**.



**Andrew Megson**  
Executive Chairman

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Speak to an equity release expert

# 0808 302 3988

Lines open Monday to Friday 9am - 8pm  
Saturday 9am - 5pm



# What is equity release?

Equity release is a financial product that allows you to release tax-free cash from the value of your home.

The equity in your home is calculated by the value of the property, minus any existing mortgage or secured debts.

You can spend the money from your equity release how you wish.

Equity release may suit your needs and circumstances – but there are alternatives to consider, too. This guide will explain the different plans available, to help you decide if equity release is the best option for you.

My Equity Release Expert provides unbiased access to trusted providers across the whole of the market.



## Do you qualify?

- ✓ You must be at least 55 years old
- ✓ Your home needs to be worth at least £70,000
- ✓ You need to release at least £10,000 of equity
- ✓ You must be able to repay any outstanding mortgage or secured loans from the capital released.

# How would you spend your tax-free lump sum?

You can spend the money you gain from your equity release plan however you wish, once mortgage and secured loan payments have been covered.

Here are some common things that people spend their tax-free cash on:



Clear Existing Mortgage



Holiday of a Lifetime



Home Improvements



Pay off Credit Cards/Loans



Purchase a New Car



Gift to Loved Ones

Find out how much tax-free cash you could release from your home by speaking to a specialist.  
Give them a call on 0808 302 3988 or visit [myequityrelease.com/calculator](https://myequityrelease.com/calculator)



*"Absolutely first-class service from start to finish. I was kept informed and updated throughout the process and was amazed at the speed of service. I would not hesitate to recommend My Equity Release Expert."*



# Equity release options



## Lump Sum Lifetime Mortgage

A lump sum lifetime mortgage equity release plan provides you full access to the entire amount agreed in your plan in one go. There are no monthly repayments, and the 'no-negative equity' guarantee means you'll never pass on debt to your loved ones when you die.

This is beneficial if you have a large expenditure planned, such as helping loved ones with a wedding or a house deposit, or for home improvements that'll help you to stay in your home as long as possible.



## Income Lifetime Mortgage

An Income Lifetime Mortgage allows you to release some of the money tied up in your home over a fixed term. The tax-free cash is paid monthly to supplement your income. Plan terms vary in length from 10 to 25 years.

This option can be beneficial if you do not have sufficient retirement savings or would like the security of a guaranteed income over a set period.



## Drawdown Lifetime Mortgage

A drawdown lifetime mortgage provides flexibility for accessing your tax-free cash. The total amount of the lifetime mortgage is approved, but you draw cash from the plan over time instead of receiving a one-off payment.

You only pay interest on the amount you've drawn out, not the total approved lifetime mortgage amount. This means a drawdown lifetime mortgage could be a cost-effective solution for you.

## Interest-Only Lifetime Mortgage

Some providers allow you to repay the interest on your equity release with regular monthly payments.

This means you'll reduce the overall cost as the amount owed remains at the original amount without accrued interest. You may also be able to release a larger amount of equity than with other lifetime mortgage options.

An interest-only lifetime mortgage has less impact on your estate, as interest won't accrue on the amount owed.





## Home Reversion

Sometimes known as a 'lifetime release', a home reversion plan means you exchange full or part ownership for your home in return for a tax-free lump sum. You retain the right to live in your home for the rest of your life.

You'll also benefit from any increase in your property's value on the proportion that you still own. However, you won't benefit from these increases on the part of your home you no longer own.

# Understanding house prices

The housing market could affect your equity release plan and any inheritance you intend to leave to your loved ones.

Equity release works both positively and negatively with fluctuations in the housing market. This means that the value of your estate you leave as an inheritance could be more, or less, than at the time you take out your lifetime mortgage or home reversion plan.

When property prices go up, your estate will benefit from the added value to your home. However, if property prices fall, the opposite will happen and your inheritance may be reduced.

Our independent Equity Release Advisers are here to talk you through the impact of fluctuating house prices on your equity release, as well as any safeguards you can put in place to protect your inheritance plans.

# Tailor your plan options

Some equity release plans allow you to add some of the options outlined below. This allows you to create a truly tailored plan that suits your personal circumstances and financial needs.

## Medical enhancements

If you, or your partner, have certain medical conditions, or make lifestyle choices such as drinking or smoking, this may increase the amount of equity you can release. It may also positively impact the interest rate available to you.

## Interest payment choice

You can choose to make repayments on the interest of your equity release lifetime mortgage. This will reduce the amount owed to the provider when the property is sold, and could increase the amount of equity paid to your estate.

## Inheritance protection

You can guarantee a certain inheritance by protecting part of your property's value. It doesn't matter how much interest is due from your estate: this protected percentage of the future property value is guaranteed to be paid to your estate.

## Capital repayments

You may be able to make payments on the amount released in your equity plan, to reduce the overall amount owed and the final interest payment.

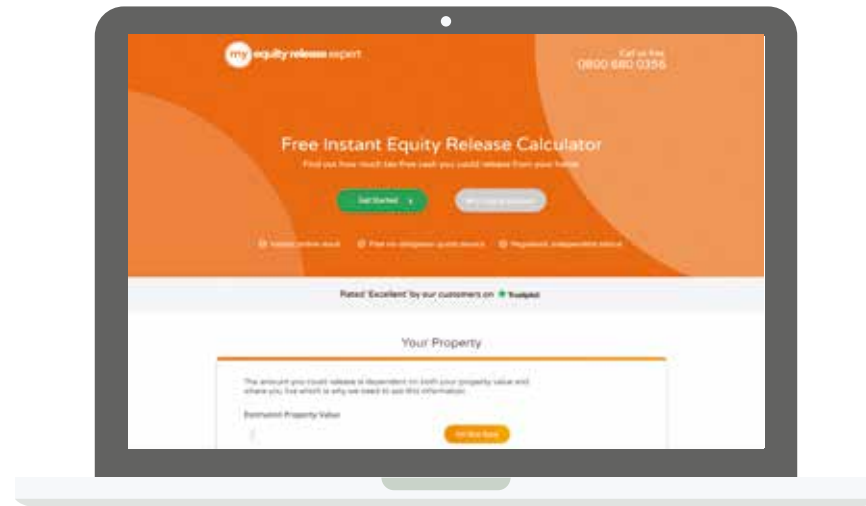
## Downsizing protection

Should you need to downsize your home, this protection allows you to pay back your equity release plan early without penalties (depending on the provider).



# How much can you release?

How much equity you can release from your home depends on a range of factors. Providers assess the value of your property, your health and lifestyle choices, and the type of equity release plan you want.



Our independent Equity Release Advisers will help you to determine how much equity you could release, based on your own personal circumstances.

Call free on 0808 302 3988  
[www.myequityrelease.com/calculator](http://www.myequityrelease.com/calculator)



*"Brilliant experience from start to finish, very helpful and knowledgeable staff, they all helped us make the right decisions for us. I would not hesitate in recommending this company."*



# Involving your family

A lifetime mortgage or home reversion plan is likely to reduce the overall amount you can leave to your loved ones when you die.

It can also affect your eligibility for means-tested benefits, your tax position, and future options for moving home.

However, the benefit of equity release means you can use your tax-free cash to invest in your family and see them enjoy the benefits. This might be to help with a house deposit, aid university fees for grandchildren, or even contribute to a wedding.

Equity release is a big decision. That's why we recommend you speak to your family first, before taking out any lifetime mortgage or home reversion plan. You can even have a family member present during your appointment with our Equity Release Advisers for extra peace of mind.

## Important considerations

It's important to have a complete picture before you go ahead with any financial decision. These are things to consider when contemplating equity release.

If you have any questions, remember that our advisers are here to help.

- Releasing equity from your property will de-value your estate over time. This is likely to affect how much inheritance you can leave your loved ones. Ask us about inheritance protection options.
- Releasing equity can affect your tax position and entitlement to means-tested benefits. This depends on your personal circumstances and the equity release plan you choose.
- My Equity Release Expert do not advise that funds released using your property are invested. The return on investment will often be lower than the interest charged on the equity, and your tax position may also be affected.

We'll only advise that you proceed with equity release if we truly believe it's the best option for your personal circumstances. If you have any concerns, please speak to your Equity Release Adviser.

# Supporting you at every step

1

## Speak to a specialist

One of our friendly and experienced team will be able to determine if you qualify for equity release, and talk you through the options available.

2

## Initial independent equity release adviser call

If our team establish that you're eligible for equity release, they'll set up a call between you and an independent adviser.

This call takes about half an hour. You'll be asked a range of questions to establish your current circumstances and financial goals.

3

## Adviser recommendation

After the call, your independent equity release adviser will send a pack of information about their plan recommendation that's tailored specifically to you and your circumstances.

You'll have plenty of time to review their recommendation and talk about it with your partner and family.

4

### Second adviser call

When you're ready, you'll have a second call with your adviser to talk through their recommendation. They'll make sure you're happy to go ahead with the plan and answer any questions you may still have.

5

### Valuation and offer

Your equity release adviser will assign you a dedicated member of our Client Support Team to complete your equity release application.

They will submit your application to your chosen provider and arrange for an independent property valuation. You'll then receive an offer for your approval.

6

### Legal and completion

You'll need to appoint an independent solicitor of your choice to take you through the legal steps of equity release. If you're unsure of how to do this, we're able to help you by recommending a solicitor.

Once this is complete, your provider will complete your application and the tax-free cash will be paid to you to spend as you wish.

# Real customer story

Mrs. Stobbs wanted to release £35,000 of equity. Her options were a lump sum payment or drawdown lifetime mortgage, but she needed help to decide which would suit her circumstances best.

After finding out more about her needs and lifestyle, Mrs. Stobbs' advisers helped her to determine that a drawdown lifetime mortgage was best for her circumstances, and she was concerned about her level of debt following her retirement.

With the equity release plan, Mrs. Stobbs was able to buy a new car and make plans to enjoy her retirement. The equity release adviser was also able to help her understand which of her debts she would benefit from paying off.

Mrs. Stobbs felt that her advisers had her best interests at the core of their advice at all times. They even helped her find a solicitor to help with the paperwork. The whole seamless process took less than eight weeks to complete.

Mrs. Stobbs was so happy with the service she received, she said: "I have family and friends who I know would benefit from equity release, and I know exactly where I would direct them."



Mrs. Stobbs  
Northumberland



Purchased a New Car

PROPERTY VALUE

£125,000

AMOUNT RELEASED

£48,750

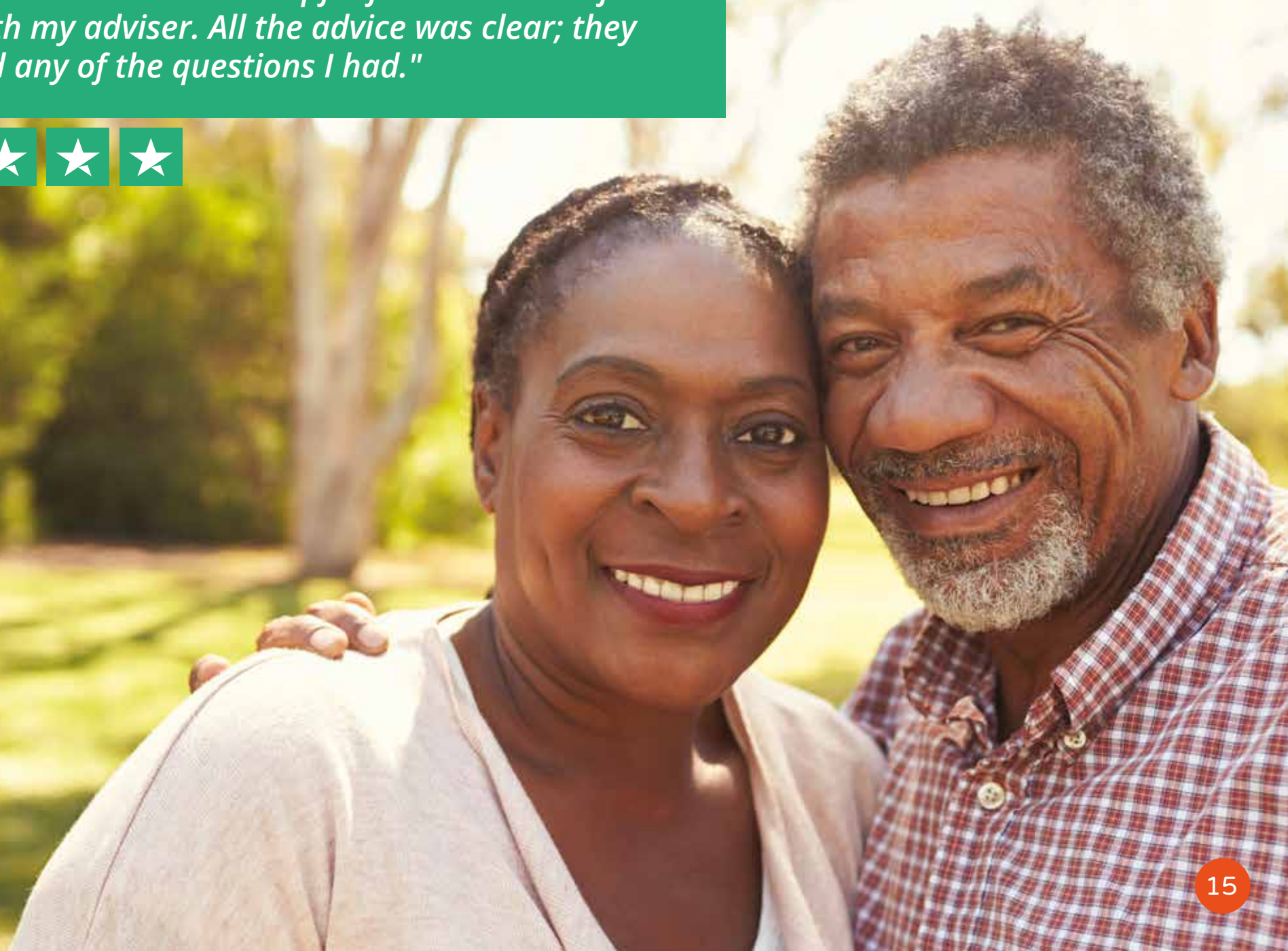
ADDITIONAL FEATURES

50% Inheritance Guarantee

Mrs. Stobbs' equity release plan guarantees a minimum of 50% of the property's equity will be passed to her loved ones as inheritance. This is regardless of the amount owed on the plan when the property is sold after she dies.



*"The experience I had was helpful from the time I first spoke with my adviser. All the advice was clear; they answered any of the questions I had."*





*"Very professional from start to finish. Dealt with the minimum of fuss, and no controversies at all. I was kept informed at all stages of the transaction throughout."*



# Your questions answered

## How much can I release from my home?

There are a number of factors that affect how much equity you can release from your home. Your age, health, lifestyle, your home's value, and the plan you'd like to take will all affect how much you can borrow.

You may be able to increase the amount you receive with options such as a joint plan with a spouse or partner, or if you have certain medical conditions.

## What if I don't need all the money right now?

You don't have to take a lump sum if you choose a Drawdown Lifetime Mortgage plan. This is where a total amount of equity is agreed, but you only take the amount you need as and when you need it.

This can also reduce the amount of interest owed on the equity, as you only pay interest on the amount you've taken out and not the total agreed equity.

## Could I lose my home?

Lifetime Mortgages are secured against your home. All the options recommended by our independent advisers are endorsed by the Equity Release Council, or offer similar safeguards, to protect your right to live in your home.

As such, you're guaranteed the right to stay in your home until you pass away, enter long-term care, or permanently leave the home.

If you choose an Interest-Only Lifetime Mortgage, your home may be repossessed if you fail to pay your monthly repayments.

## Is the money taxed?

The cash you release from your home through an equity release plan is tax-free. However, it's worth noting that if that cash goes into a savings account, or you use it to buy an annuity or other product, you may have to pay tax on any interest or gains.

## Are there alternatives to equity release?

We will only ever recommend an equity release plan if we believe it's the best option for your personal circumstances. Our advisers will make sure to advise you of alternatives, such as taking out a loan or a mortgage, to help you make the best decision for your own needs and financial goals.

## Can I move home after taking out equity release?

You can move your equity release plan with you if you decide to move home. Some plans even offer a Downsizing Protection option, which allow you to repay the equity on your home if you are moving to downsize your home in your retirement. Your adviser will be able to help you navigate the options available to you.

Our friendly UK-based Equity Release Specialists are here to answer any questions you may have.  
Call them on 0808 302 3988 or email [questions@myequityrelease.com](mailto:questions@myequityrelease.com) to get in touch.

# Why choose My Equity Release Expert?

Trustpilot is an independent review site. We have a five star rating, with testimonials left by many happy customers.

Here's why they're so pleased with our service:

- **100% Independent Advice:** Our qualified equity release advisers are guaranteed to give you impartial and honest advice. If equity release isn't the best option for you, they'll tell you.
- **Equity Release Council Members:** My Equity Release Expert, and all of our independent advisers, are members of the Council. The standards the Council adhere to include the guaranteed right to remain in your home for life; no negative equity for your estate; and the ability to move your plan to a new home.
- **Dedicated Client Support Team:** Our team completes as much of the paperwork as we can for you. This takes the pressure off you and makes sure everything is accurate for an easy application process.

Our fees are always completely transparent; we'll make sure you're aware of any costs associated with releasing equity from your home. You will always know exactly what your equity release plan will cost before you complete your application.

If you change your mind about equity release after speaking with your dedicated independent adviser, we won't charge you a penny. You also won't pay any fee in the unlikely chance that your application for an equity release plan is unsuccessful.





# Speak to an expert today

Find out how much you can release and what your options are with a free no-obligation consultation.

**0808 302 3988**

Monday to Friday 9am-8pm,  
Saturday 9am-5pm

[www.myequityrelease.com/calculator](http://www.myequityrelease.com/calculator)  
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