



# EQUITY RELEASE FACT FIND

Date

Personal Details	Applicant 1	Applicant 2
Title		
First name(s)		
Surname		
Date of Birth		
Marital status		
Nationality		
Address		
Date of Purchase		
Contact Number		
Email		
Power of Attorney in place? Details if so		

Other Occupants					
Title	First Name(s)	Surname	Age	Relationship	Financially Independent?

**Beneficiaries**

Title	First Name(s)	Surname	Age	Relationship	Financially Independent?

ER discussed with beneficiaries?

Yes / No

Supportive of plans?

Yes / No

Comments:

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Income	Applicant 1	Applicant 2
Employment Status	Employed / Self Employed / Semi Retired / Retired	Employed / Self Employed / Semi Retired / Retired
Retirement Date		
Earned Income		
Private Pension		
State Pension		

Other Income	Applicant 1	Applicant 2
Attendance Allowance		
Pension Credit		
Carers Allowance		
Council Tax Benefit/ Reduction		
Rental Income (Record Buy to Let details separately if so)		

Are your income or outgoings likely to change in the foreseeable future?

Yes / No

Details:

Outgoings	Applicant 1	Applicant 2	Joint
Mortgage/Rent	£	£	£
Loans/Finance	£	£	£
Mortgage Protection	£	£	£
Pension Contributions	£	£	£
Buildings & Contents Insurance	£	£	£
Council Tax	£	£	£
Utilities (Gas/Electricity/Water/Oil)	£	£	£
Telephone/Mobile	£	£	£
TV/Satellite	£	£	£
Car Insurance	£	£	£
Car Maintenance	£	£	£
Petrol/Travel Expenses	£	£	£
Food	£	£	£
Clothes	£	£	£
Child Maintenance	£	£	£
School Fees	£	£	£
Subscriptions	£	£	£
Socialising	£	£	£
Holidays	£	£	£
Other	£	£	£

Property			
Current Value		Year Built	
Valued in last 6 months?	Yes / No	Property Type & Detachment	
Standard Construction?		Ex Local Authority?  Ex MOD?  If so, any rights to property, until when?	Yes / No  Yes / No
Number of bedrooms?		Number of Bathrooms?	
Lease Remaining (if applicable)		Above or Adjacent to Commercial?	
Retirement Flat / Other Age Restriction		Details if so:	
Flat Roof %?		Solar Panels?	Yes / No  <i>Owned / Leased</i>

Current Mortgage			
Lender		Account Number	
Repayment Method		Monthly Payment	
Mortgage Balance		Product & End Date (e.g. fixed rate)	
Term Remaining		Early Repayment Charges	

**Unsecured Debts**

Owner	Type	Provider	Start Date	End Date	Current Balance	Monthly Payment	Repay with ER?
1st / 2nd / joint							Yes / No
1st / 2nd / joint							Yes / No
1st / 2nd / joint							Yes / No
1st / 2nd / joint							Yes / No
1st / 2nd / joint							Yes / No
1st / 2nd / joint							Yes / No

**Details of any Credit Issues** to include missed payments, bankruptcy, defaults, CCJs and dates of these:

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**Assets**

Owner	Type	Provider	Current balance/value	Rate of interest/ Income received
1st / 2nd / joint				
1st / 2nd / joint				
1st / 2nd / joint				
1st / 2nd / joint				
1st / 2nd / joint				
1st / 2nd / joint				

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<b>Health</b>	<b>Applicant 1</b>	<b>Applicant 2</b>
Do you smoke?	<i>Yes / No</i>	<i>Yes / No</i>
How would you describe your health?	<i>Good / Average / Poor</i>	<i>Good / Average / Poor</i>
Have you been prescribed any medication? (and what for?)		
What is your height?		
What is your weight?		
If you smoke manufactured cigarettes, have you smoked 10 or more per day for the last 10 years?	<i>Yes / No</i>	<i>Yes / No</i>
If you smoke rolling tobacco, have you smoked more than 3oz or 85g per week for the last 10 years?	<i>Yes / No</i>	<i>Yes / No</i>
Have you been diagnosed with high blood pressure requiring ongoing medication?	<i>Yes / No</i>	<i>Yes / No</i>
Have you suffered a heart attack requiring hospital admission?	<i>Yes / No</i>	<i>Yes / No</i>
Do you suffer from diabetes, requiring insulin or tablet treatment?	<i>Yes / No</i>	<i>Yes / No</i>
Have you suffered from a stroke (CVA), excluding mini-strokes (TIAs)?	<i>Yes / No</i>	<i>Yes / No</i>
Have you suffered with angina, requiring ongoing medication?	<i>Yes / No</i>	<i>Yes / No</i>
Have you been diagnosed with cancer (excl. Skin cancer and benign tumours) requiring surgery, chemotherapy or radiotherapy?	<i>Yes / No</i>	<i>Yes / No</i>
Have you been diagnosed with Parkinson's disease?	<i>Yes / No</i>	<i>Yes / No</i>
Have you been diagnosed with multiple sclerosis?	<i>Yes / No</i>	<i>Yes / No</i>
Have you taken early retirement on the grounds of ill health?	<i>Yes / No</i>	<i>Yes / No</i>

<b>Comments</b>
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Reasons for taking Equity Release	Amount
	£
<b>Total Amount Required</b>	<b>£</b>

Costs	
*Advice Fee	£
*Solicitors Fees	£
*Provider Fees	£
<b>Final Total</b> *add any costs which will be covered by the funds released	£
<b>Funds required on Drawdown?</b>	£
<b>Are funds required for property purchase?</b> <b>Address if so:</b>	Yes / No

<b>Attitude to Risk</b>
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There are four categories to risk with regards to equity release. Which of the following most reflects your views? This decision should be taken after you have discussed the various arrangements available with your adviser and you fully understand the schemes available to you.

Tick	Tick	
Applicant 1	Applicant 2	ATR
		<b>Cautious</b> – You wish to minimize the risk of eroding the equity within your property and you aim to retain a reasonable amount of this equity for your future use, whilst receiving just enough capital for your immediate needs.
		<b>Medium</b> – You are prepared to accept some risk of eroding the equity within your property for the benefit of having sufficient capital to utilise now, whilst aiming to retain some equity.
		<b>High</b> – You are prepared to accept the risk of faster erosion of the equity within your property for the benefit of having as much capital as possible now.
		<b>Speculative</b> - You are prepared to accept the risk of eroding all of the equity within your property for the benefit of having as much capital as possible now.

## Views

How do you believe house prices will change in the future? *Tick*

Decrease  Increase  No Change  Unsure

Why?

How do you believe interest rates will change in the future? *Tick*

Decrease  Increase  No Change  Unsure

Why?

Are you concerned about interest rate increases in the future? *Tick*

Yes  No

Why?

How important is it to you to leave a portion of your property to your family? *Tick*

Very Important  Preferable  Not Important

Why?

Would you consider making regular interest payments to reduce the roll up of interest? *Tick*

Definitely  Possibly  Unsure  No

Why?

Would you prefer fixed or variable interest? *Tick*

Fixed  Variable  Unsure

Why?

Would you prefer fixed or variable Early Repayment Charge? *Tick*

Fixed  Variable  Unsure

Why?



Options	Tick				Rank Top 3
	Essential	Important	Preferable	Not Important	
To raise an initial amount and have further funds to draw down on in the future					
To raise the maximum lump sum available					
The option to add fees to the loan					
Transparent early repayment penalties should you decide to repay all or part of the loan early					
Retain Ownership of your property					
Inheritance to Beneficiaries					
The ability to change to another plan after a period of time, i.e. from paying interest to roll up of interest					
The lowest rate of interest available					
The lowest administration costs available					
The ability to guarantee a % of your estate to be passed on to your beneficiaries					
The ability to make payments to reduce the "roll up" on an adhoc basis					
The ability to pay some or all of the interest charged on a monthly basis					

Other Alternatives	Explanation of Decision
Downsizing to a cheaper property to release cash or sell up completely and rent using the cash proceeds.	
Cash in existing investments. If you have savings/assets we advise that you consider using these first. If you do not wish to use your savings for the purposes detailed, please give your reasons here.	
Arranging an interest-only mortgage and make repayments of interest only.	

Other Alternatives continued	Explanation of Decision
Ask your relatives for financial assistance. (For example them paying for an interest only loan)	
Apply for State benefits	
Seek home improvement grants, if appropriate	
Reduce your monthly expenditure	
Take in a lodger to provide an income	
Use pension lump sums when they mature	
Lifetime mortgage with* / without* a drawdown facility  *select as appropriate	

Other Future Planning			
<p><b>Have you made a will?</b> <span style="float: right;">Yes / No</span></p> <p>Is it up to date? <span style="float: right;">Yes / No</span></p> <p>Can we recommend a solution? <span style="float: right;">Yes / No</span></p>	<p><b>Do you have Power of Attorney in place? (both types)</b> <span style="float: right;">Yes / No</span></p> <p>Is it up to date? <span style="float: right;">Yes / No</span></p> <p>Can we recommend a solution? <span style="float: right;">Yes / No</span></p>		
<p><b>Do you have a funeral plan in force?</b> <span style="float: right;">Yes / No</span></p> <p>How would you fund this otherwise?</p> <div data-bbox="113 1827 761 1973" style="border: 1px solid black; height: 65px; width: 100%;"></div> <p>Can we recommend a solution? <span style="float: right;">Yes / No</span></p>	<p><b>Do you have a care fee plan in place?</b> <span style="float: right;">Yes / No</span></p> <p>How would you fund this otherwise?</p> <div data-bbox="799 1827 1479 1973" style="border: 1px solid black; height: 65px; width: 100%;"></div> <p>Can we recommend a solution? <span style="float: right;">Yes / No</span></p>		

## Solicitor Details

**Name:**

**Address:**

**Telephone Number:**

**Email:**

**Contact Name:**

I would like copies of the suitability report sent to:

**Name:**

**Relationship:**

I give you express consent to discuss or disclose any aspect of my personal data or Equity Release requirements with:

**Name:**

**Relationship:**

**Name:**

**Relationship:**

**Notes:**