



# Equity Release

## Accessing your property wealth

Independent Financial Advisers

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## “I can take the mystery out of Equity Release”

Vanessa Carver, Equity Release Specialist Adviser

### What are clients using Equity Release for?

Adapting / improving your home to enable you to remain living in it independently for longer

Paying off debts, such as outstanding mortgages or credit cards

Paying for help around the home, including domiciliary social care

Purchasing a new car or other significant item

Providing financial assistance to your children and grandchildren – perhaps with a deposit on a house or to help them through university



Financial Management are members of the Equity Release Council

# Accessing your property wealth through Equity Release

## What is Equity Release?

Equity release is a way of releasing the wealth tied up in your property without having to sell it and move to another home. You can either borrow against the value of your home or sell all or part of it in exchange for a lump sum. Equity release is designed to help home-owners over the age of 55 who either own their property outright, or have relatively small mortgages left to pay. Many people in their late 60s and 70s are equity rich but cash light. An equity release plan provides buyers with ready cash.

Equity Release can be a highly valuable extension to your pension planning and a simple and efficient method of Inheritance Tax planning.

Choosing to release money from your home is a big decision and we are here to clearly explain the things you need to consider and the options available to you. This will help you and your family make an informed decision. The amount that can be released is dependent on your age and the value of your property. If you decide Equity Release meets your needs, we will work with you on every step of the process.

A Lifetime Mortgage is a type of mortgage where you can choose to extract your funds in a single lump sum and/or smaller amounts over time. You retain full ownership of your home. The loan and any interest is repaid by your estate when the last person living in your home either dies or moves to permanent long-term care. In other words, both you and your partner are free to live in your home for the rest of your lives.

There is a no-negative equity guarantee, so if the eventual mortgage debt exceeds the value of the home, the provider cannot claim the shortfall from anyone; they take the hit.

## I'm interested in Equity Release; what do I do next?

Take a look at our website or call Vanessa for an initial chat.

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