



## Pete & Vicki, age 48 & 55

### Product: 50+

Careers: **Self employed & HR partner**

Purpose: **Homeowners wanting to re-mortgage to pay for extension**

Term: **22 years**

LTV: **83%**

Loan: **£290,500**

Property Value: **£350,000**

Repayment Type: **Interest only**

Pete, a 56-year-old, self-employed computer programmer, has always worked from home and wanted to continue to do so. While 48-year-old Vicki, HR partner for large Bank, used to commute 40 miles-a-day to the office in the city but can now work from home permanently and travel to the city on the odd day.

This presented a problem as Pete had created a permanent office in the small box room upstairs, but meant Vicki had to work from the kitchen table which wasn't ideal. They planned to extend the kitchen to include a permanent working space for Vicki, receiving quotes for the full extension and new kitchen at £60,000.

The home's current value is £350,000 with a mortgage of £230,500, or 65% LTV. They've lived in the house for the past five years with their two teenage children, one first year at university and the other at home doing A levels. They were desperate to do the extension but didn't want to over stretch themselves on a monthly basis. Ideally Pete and Vicky wanted a repayment mortgage as this is their forever home so had no plans to downsize.

As they'd need a 22-year term to make the mortgage affordable for them, their broker had trouble finding a lender to take into account income past age 70 or at best 75 without using pension income. Pete has not been paying into a pension for a number of years since he became self-employed and while Vicki does have a pension, she has worked part-time previously while looking after the children, therefore their pension pots were not enough to secure a mortgage with another lender.

Hodge offered a solution in the form of a remortgage of £290,500, or 83% LTV, providing the additional £60,000 for the extension.

To make the monthly repayments affordable they needed a 22 year term, taking Pete to age 77 and Vicki to age 70. Pete has no plans to retire as he loves his work and therefore will continue well into his 70's, Vicki will continue to work until she is 70.

Hodge can take earned income to age 80 if it's feasible and with a 50+ mortgage, only one applicant needs to be age 50. Hodge offers a max LTV of 85%.

### Speak to our team



**0800 138 9109**



**[lendingsupport@hodge.co.uk](mailto:lendingsupport@hodge.co.uk)**



**[hodgebank.co.uk/intermediaries](https://hodgebank.co.uk/intermediaries)**

This is a hypothetical example. It's not an indication of likely or possible benefits or what we think will happen in the future. It's not advice or a recommendation from us.

# Hodge: Here's what you **need to know**

**For more than 50 years, Hodge has helped our customers achieve their financial goals. We've honed our skills and knowledge in all things money, to ensure we create products and processes that work for you and your customers.**

Over the years we've led the way in creating mortgage products to support the older than average borrower. In doing so, we've learned a lot about what consumers want, in the majority of cases that's flexibility from a lender who understands them and the life they lead.

But Hodge is not just for the older borrower, we just happen to be very good at getting to know specialist markets.

By designing products with your customers in mind, it not only allows them to focus on the things which matter to them, but equips you with the solutions to help them get there.

**For Adviser use only**



**Helping our customers achieve their financial goals for more than 50 years**



**Flexibility from a lender who understands your customers and the life they lead**



**Products designed with your customers in mind**

Hodge is a trading name of Julian Hodge Bank Limited which is registered in England and Wales (No. 743437). It is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Its registered office is One Central Square, Cardiff, CF10 1FS.

