

## Greater financial flexibility in later life

<b>The client's requirements</b>	A retired couple were planning to refinance the existing mortgage on their residential property and wished to raise additional funds to provide their son with a deposit for a property purchase.
<b>Their financial situation</b>	<p>As the clients have retired, affordability for the mortgage was to be based on their pension and investment income in retirement.</p> <p>The clients plan to continue to live in the property for the foreseeable future and to repay the borrowing on the sale of the property, should they choose to downsize or in the event of their passing.</p>
<b>Our assessment and solution</b>	Working with their wealth advisor to evidence their overall wealth and a combination of income from various investments and potential income, we confirmed that the level of income required to service the borrowing was affordable on an ongoing basis.
<b>The outcome</b>	The solution was a Retirement Interest Only mortgage of £500,000 against the property valued at £1.15m. This allowed the clients to refinance their existing borrowing and to gift £200,000 to their son to help with a property purchase.



**Matthew Dobson**  
Banking Director

*“With a Retirement Interest Only mortgage, there is no end date to the borrowing. The clients can repay this when they choose or retain the debt and repay on the sale of the property, or on the death of the last surviving borrower. When they repay the borrowing remains within their control.”*

All borrowing is subject to status and is available to persons of 18 or over. Security might be required for borrowing in the form of a charge or standard security over land, or other forms of security over your investments or other assets. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

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