

# Aviva Lifetime Mortgages – we'll consider **more property types** than many other providers...

Our lifetime mortgages are a long-term loan secured on the customer's home. For homeowners aged 55 and over. Inheritance will be reduced; tax position and welfare benefits may be affected.

## We lend on properties that have an element of **personal commercial use** (under 50% of the total property to be secured)

### This means we can lend on...

**Homes where one or two rooms within the main home or a self-contained part is used for bed and breakfast and holiday lettings (including Airbnb)**

Lending is possible providing a guest stay does not extend beyond 30 consecutive days and no more than 50% of the bedrooms are used commercially.<sup>1</sup>



**Houses with land and buildings in personal agricultural or equestrian use**

In addition to small scale agricultural use, we'll review all land areas and consider lending on properties over 50 acres.



**Homes with a tenant in part**

Equity can be released on properties with a tenancy in a self-contained part of the property. Whether it's renting out an annexe, a flat or a cottage in the grounds, this is possible with a suitable Tenancy Agreement.<sup>2</sup>



**Houses with a home-based business**

We lend on properties that include an element of business use.

So long as it doesn't mean a change in planning consent or business rates.



**Estates and country houses with equestrian facilities, holiday lets within the grounds, shooting and fishing rights or open gardens**

We lend on large, multi million pound, multifaceted properties with land.



1. The main house in its entirety isn't to be rented out for Airbnb.

2. Acceptable forms of Tenancy Agreement: England - Assured Shorthold Tenancy Agreement, Wales - Occupation Contract, Scotland - Private Residential Tenancy, Northern Ireland - Tenancy Agreement.

## We lend on a greater range of property types, from **historic to modern methods of construction**

### This means we can lend on...

#### Modern methods of construction including Eco homes

Changes are taking place in construction methods. We'll consider a range of building techniques including modern timber frame construction and many more contemporary building methods.



#### Thatched properties, listed buildings including grade I and II and many historic building techniques

Over 20% of houses in the UK were built before 1919.<sup>3</sup> We'll lend on traditional properties such as wattle and daub, cob and thatch.



## We lend on a diverse range of flats, including studios and basements

### This means we can lend on...

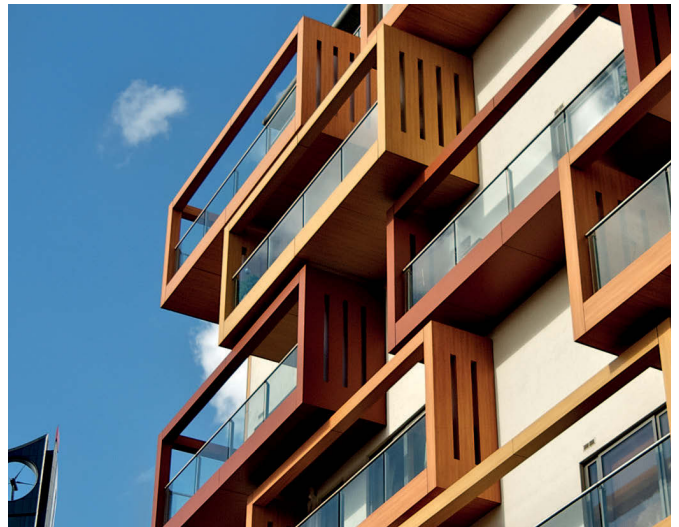
#### Basement flats

In 2022, just over 21% of UK homes were flats.<sup>3</sup> Many providers don't lend on basement flats. We'll consider any basement flat that isn't wholly below ground and has access to a private garden or communal space.



#### Ex local authority

We'll consider ex local authority properties where there is a satisfactory market for similar properties in the area.



#### Studio flats

We'll consider lending on studio flats in any UK location with a minimum floor area of 30m<sup>2</sup>.

## For further information, please read our [Lifetime mortgages lending criteria](#) document and the [Terms and Conditions](#) of the Aviva Lifetime Mortgages.

3. Stock profile 2022 (published 2024) gov.uk/government/statistical-data-sets/stock-profile  
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Please get in touch with your usual Aviva contact if you would prefer this information (PF011386) in large print, braille or as audio.