

Application Number

[Redacted Application Number]

# Neville James Opportunity Home Reversion Plan - Application Form



## Section 1: Personal Details

### First Applicant

### Second Applicant

Title

Surname

Forenames

Date of Birth

Marital Status

Relationship to other applicant

Property Address  
(Including postcode)

Daytime telephone number

Email address

Time at current address

Years

Months

Years

Months

Nationality

Are you a UK resident?

Yes

No

Yes

No

If no please give details

Have you ever been registered bankrupt, entered into an arrangement with creditors or had a County Court Judgement or Default registered against you?

Yes

No

Yes

No

If yes please give details

## Section 2: The Property

Property address if different from applicant address

Is the property Ex- Local Authority? If yes give details

 **Yes**     **No**

**Details**

Is the property subject to shared ownership? If yes give details

 **Yes**     **No**

**Details**

Is the property classified as sheltered accommodation? If yes give details.

 **Yes**     **No**

**Details**

Is this a property purchase?

 **Yes**     **No**

If yes, is the property a new build?

 **Yes**     **No**

Please indicate whichever of the following describes the property to be used for equity release.

House	<input type="checkbox"/>	Purpose Built Flat	<input type="checkbox"/>
Converted Flat	<input type="checkbox"/>	No of floors in block	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	No of flats in block	<input type="checkbox"/>
Maisonette	<input type="checkbox"/>	No of lifts	<input type="checkbox"/>

Please tick whichever of the following describe the construction of the property to be used for equity release.

Brick	<input type="checkbox"/>	Other	<input type="checkbox"/>
Stone	<input type="checkbox"/>	If other please provide details	
Block	<input type="checkbox"/>		

Please tick whichever of the following describe the construction of the roof of the property to be used for equity release.

Tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Slate	<input type="checkbox"/>	If other please provide details	
Flat	<input type="checkbox"/>		

Tenure

Freehold	<input type="checkbox"/>
Leasehold	<input type="checkbox"/>
Commonhold	<input type="checkbox"/>

If leasehold

Unexpired term	<input type="checkbox"/>	<input type="text"/>
Name of Freeholder	<input type="checkbox"/>	<input type="text"/>

Age of property

<input type="text"/>	Please note if the property is less than 10 years old it must be covered by an NHBC Guarantee, Zurich Municipal Guarantee, Architect's Certificate or similar.
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Is the property adjacent to a business property ? If yes please give details

 **Yes**     **No**

**Details**

Is the property used for business purposes ? If yes please give details

 **Yes**     **No**

**Details**

There are some properties which we are unable to consider for this plan. Below is a list of the most common. If your property falls into one of the categories shown please contact us as it may be that an alternative plan is more appropriate. You should disclose any unusual circumstances as part of this application.

Concrete, steel framed or pre-fabricated construction.

Properties subject to a large area of flying freehold

A construction type designated as defective in the Housing Act 1985.

Properties affected by flooding or subsidence

Mobile Home or houseboat

Subject to major planning issues or agricultural restrictions

Freehold flats and maisonettes

Flats in blocks of over 7-storeys high.

Shared Ownership

Is the property subject to a mortgage or loan? If yes please give approximate balance outstanding

Yes

No

**Balance Outstanding**

£

Name and Address of Lender

Post Code:

Where are your property deeds? If other please give details

Existing Lender

Other

Bank

Details

Legal Advisor

Solicitor

Once we receive your completed application, we will instruct a firm of surveyors who will carry out an independent valuation of your property. This means that the firm will be aware that their valuation is subject to a binding independent complaints procedure that is available to you and the home reversion provider, and they will owe a duty of care equally to both parties.

Alternatively, you may choose a suitably qualified valuer from our approved panel. If you wish to do so then please ask your financial advisor to contact us and tick the relevant box below.

Contact name to be given to the valuer

Relationship to the applicant

Telephone number

Other access information

Please select a valuer from your approved panel

I wish to select a valuer from your approved panel

### Section 3 : Occupation of the property

Will anyone else be living at the property apart from the applicants named in section 1? If yes, please provide full details

Yes  No

Title	<input type="text"/>	<input type="text"/>
Surname	<input type="text"/>	<input type="text"/>
Forename(s)	<input type="text"/>	<input type="text"/>
Date of Birth	<input type="text"/>	<input type="text"/>
Relationship to Applicant	<input type="text"/>	<input type="text"/>

Does the occupant have the mental capacity to sign a Waiver of any rights of occupancy?

Yes  No  Yes  No

Is the occupant willing to waive any right of occupancy? They must seek independent legal advice before signing an undertaking

Yes  No  Yes  No

### Section 4: The Plan

Preferred date for completion  /  /

Estimated Valuation of property £

Amount requested or £

% of property to be sold %

What is the main reason for releasing equity from your home?  
If other, please specify

Home Improvements	<input type="checkbox"/>	Gift	<input type="checkbox"/>
Debt Consolidation	<input type="checkbox"/>	Holiday Home	<input type="checkbox"/>
Repay Mortgage	<input type="checkbox"/>	Car	<input type="checkbox"/>
Travel	<input type="checkbox"/>	Other	<input type="checkbox"/>
IHT Planning	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
Long Term Care	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>

Have you informed your family that you are considering selling all or part of your home for less than its present market value to raise some capital?

Yes  No

Have you discussed with your family how this will affect their inheritance of your home on your death?

Yes  No

If no, do you intend to discuss this with your family in future if you decide to proceed?

Yes  No

Please tick to confirm that you are aware that, by taking out a Home Reversion Plan, your entitlement to certain state benefits might be reduced.

Yes  No



## Section 6: Any other relevant information

Please provide details of any other information you feel may be relevant to your application in the box below

## Section 7: Declaration and Consent

Please read parts A, B, C & D before signing

### Part A

The Home Reversion Provider for the Neville James Opportunity Plan is Living Plus Limited, who through its sister company, Retirement Plus Limited is a member of SHIP (Safe Home Income Plans). Members of SHIP are committed to ensuring that you received financial advice in relation to this plan. The following declaration is written for each applicant. A reference made to singular words such as “I” or “my” should be read in the plural where more than one of you is making the declaration. “You/Your” in the declaration means the Home Reversion Provider, Living Plus Limited, and any successors, assignees or transferees. “Neville James” means Neville James Limited.

Please sign the declaration confirming that:

#### DECLARATION:

#### Our financial advisor fully explained and documented:

- 1) The financial implications of this plan and the effect on my/our estate, personal tax and how to find out about entitlement to state benefits.
- 2) Alternatives to equity release, such as downsizing or delaying action.
- 3) The pros and cons of the plan in relation to my/our health.
- 4) That independent legal advice is required in relation to the plan.
- 5) That it is recommended to involve family/beneficiaries in my/our decision.
- 6) That maintenance costs and outgoings related to the property will continue to be my/our responsibility.
- 7) That I/we can remain in our home for as long as I/we wish, and can move to a suitable alternative property in the future.
- 8) That I/we should not rely on the proceeds from this equity release plan until it has completed and the funds have been received.
- 9) Why this plan is suitable, providing a Key Facts Illustration, product literature and a written explanation of the suitability of the plan.

## Part B

### I agree and declare that:

- 1) I am applying for the Neville James Opportunity Plan detailed in this application.
- 2) The information in this application is true and accurate to the best of my knowledge and belief and where I have not completed the form myself, I have checked and agree with the information stated.
- 3) I have disclosed any information that is material to my application and I will let Neville James or You know immediately if any of the information on this application changes before completion of the Neville James Opportunity Plan.
- 4) I understand that You may require additional information and I will supply this to You or Neville James.
- 5) I will make good any loss that You or Neville James may suffer by relying on any information I have given You or them.
- 6) I authorise You, Neville James or your agents to make enquiries of any person including the Land Registry and credit reference agencies as You consider necessary in connection with this application to confirm the truth and accuracy of the above information. This may include disclosing some of the information contained in this application to these persons.
- 7) I will pay any valuation fees and other fees, costs or charges incurred by You whether or not a Neville James Opportunity Plan completes.
- 8) I authorise my financial advisor to disclose to Neville James or its solicitors and authorise Neville James to disclose to my financial advisor any information relating to this application. I understand that my financial advisor is not authorised to give any undertaking on Your or Neville James's behalf whether in relation to the Neville James Opportunity Plan or otherwise and therefore You will not be bound by, or liable for, any such undertaking.
- 9) Until I notify Neville James otherwise, I hereby authorise my financial advisor to make written representations in relation to this application or written amendments to this application on my behalf.
- 10) I authorise my solicitor to disclose to Neville James, You or Your solicitors and authorise You to disclose to my solicitor, any information relating to this application.
- 11) I consent to You and/or Neville James exchanging any relevant information in this application with the persons or organisations set out below:
  - a) One or more credit reference agencies (which will retain a record of the search);
  - b) Insurance companies;
  - c) Operators of fraud prevention agencies. To detect or prevent fraud, this information may also be passed to financial or other organisations involved in fraud prevention in the event that I give false or misleading information;
  - d) Any future owners of Your interest in my Neville James Opportunity Plan.
- 12) I have read and understand the explanation of "Transfer" and I consent to my Neville James Opportunity Plan being securitised, sold or assigned and any transfer of Your interest.
- 13) I have received and read a "Key Facts about this Home Reversion Plan" document for the Neville James Opportunity Plan detailed in this application.
- 14) I have read the explanation of Transfer and Data Protection and consent to the terms therein.

## Part C

### Transfer

In common with many major financial organisations, Living Plus Limited may sell, assign or transfer its rights in a Neville James Opportunity Plan in the future. It is also likely that they will from time to time transfer their interest in a group of Neville James Opportunity Plans to an investor. They would do this principally to raise capital for generating future business. This method of raising capital is called securitisation. The investors in securitisations are usually banks and other financial institutions, together with multinational companies. Similarly they may sell a group or groups of Neville James Opportunity Plans and other equity release plans to other equity release providers or property companies. If your plan were to be securitised Living Plus Limited would normally continue to administer it and you would still deal with them in relation to your plan. If your plan is sold, it is possible that Living Plus Limited would not continue to administer it, but the terms of the Neville James Opportunity Plan would remain the same and the level of service should be comparable to that which the home reversion provider has provided.

By signing this Declaration and Consent you are giving consent to the securitisation or sale of a Neville James Opportunity Plan in any of the ways described above.

**Part D**

**Data Protection Act 1998**

Neville James Limited will check the accuracy of the information in this application by carrying out a search against the electoral register to check your identity to prevent fraud. We will use your personal information to process your application and for statistical research. Where necessary we may need to disclose your information to our service providers and agents. Before offering you a Neville James Opportunity Plan we may make enquiries about you with licensed credit reference agencies that will keep a record of the search. This information will then be available to other providers who use the same licensed credit reference agency for the purpose of making lending decisions about you and for occasional debt tracing and fraud prevention. We may from time to time need to process personal data about you which the Data Protection Act 1998 defines as sensitive, such as health data or criminal convictions. By providing this data you signify your consent to such data being processed by Living Plus Limited and any subsequent owner of your Neville James Opportunity Plan in the event that Living Plus Limited sells or securitises your Neville James Opportunity Plan as set out above.

For marketing purposes Neville James Limited, Living Plus Limited and associated companies of both, together with third parties with whom we have business relationships, would like to contact you by mail, telephone, e-mail or fax with offers of goods or services which may interest you. If you do not wish to be contacted for marketing purposes please tick the appropriate box(es). Please do NOT contact me, for marketing purposes by:

Telephone

Mail

Other

You have the right of access to your personal records held by credit and fraud agencies and to ask for any inaccuracies to be corrected. We will supply their names and addresses upon request. You also have the right, at any time, to apply for a copy of your personal records that Neville James Limited or Living Plus Limited hold, on payment of a small fee.

**Signature  
Applicant One**

**Date**

**Signature  
Applicant Two**

**Date**

*This form must be signed and dated for us to be able to proceed with the application.*