

Just J1 – J5

This product is proceeding with desktop valuations but to help manage the extra risks some changes are required.

Rate changes

No recent changes.

Product Changes

J1 will continue with LTVs unchanged.

J3, J4 and J5 will lend 90% of the LTV scale, with the remaining 10% held in an unused cash facility.

J2 will have LTVs reduced (see table below)

AGE	J2 CURRENT LTVs	J2 NEW LTVs	AGE	J2 CURRENT LTVs	J2 NEW LTVs
55	21.6	21.5	71	38.6	38.2
56	22.6	22.5	72	39.6	39.2
57	23.6	23.5	73	40.6	40.3
58	24.9	24.5	74	41.6	41.3
59	26.3	25.6	75	42.6	42.4
60	27.6	26.9	76	43.6	43.4
61	28.7	28.0	77	44.6	44.5
62	29.7	29.0	78	45.6	45.4
63	30.7	30.0	79	46.6	46.4
64	31.6	31.1	80	48.4	47.2
65	32.6	32.2	81	49.4	47.9
66	33.6	33.2	82	49.8	48.7
67	34.6	34.2	83	50.2	49.5
68	35.6	35.2	84	50.6	50.1
69	36.6	36.2	85+	51.1	50.9
70	37.6	37.2			

Remote Valuations

A remote valuation will allow cases to move to offer and then completion. To supplement the remote valuation, customers will be asked to complete a questionnaire on their property and to provide photographs of the interior will be required.

Remote valuations are not available on the following properties so will not be able to progress;

- In Northern Ireland, Scottish Isles or rural areas
- Built since 2017
- Built before 1850
- Valued over £750,000 outside of the M25
- Valued over £1 million within the M25
- Valued under £100,000
- With over 1 acre of land
- Adjacent or above commercial premises
- High flood risk
- Properties at risk of coastal erosion
- Non-traditional construction including thatched or flat roof
- Flats that do not have a EWS1 certificate*
- Office conversions
- Properties with an annex

* Flats that were built prior to 1996 with no external combustible material are acceptable (inc without an EWS1 certificate).

Retention

J1 and J2 will continue with LTVs unchanged.

J3, J4 and J5 will lend 90% of the LTV scale, with the remaining 10% held in an unused cash facility. The unused cash facility will be temporarily suspended until a full physical inspection valuation can be carried out as soon as possible. **The cash facility will be charged at the prevailing rate of interest at the time it is taken.**

For example, for the J3 product (youngest applicant age 67) the standard LTV is 38.1%. With a desktop valuation the maximum initial advance LTV would reduce to 34.29% ($38.1 * 0.9 = 34.29$). For a property valued at £200,000 an initial loan amount of £68,580 would be released and a cash facility of £7,620 will only become available to drawdown once a full inspection valuation has been carried out and confirms the property valuation and the property meets the standard lending criteria.

Commission

Commission will be paid on the actual initial loan amount released, not the full LTV amount requested.

Further Advances

Further advances will be treated as per initial advances, including adjusted LTVs for J3, J4 and J5 if there has not been a physical valuation in the last 24 months. Where a physical valuation has been completed in the last 24 months, no adjustments are required on the further advance and the full LTV can be used.



Pipeline Rules

Just will continue with both pipeline (where a valuation has not yet been carried out) and new applications using a remote desktop valuation. Where an application does not meet the updated criteria Just will hold the application until such time as a full physical inspection can be carried out