



Mortgages

AND HUNTINGTON'S DISEASE



A **mortgage** is a large **loan** taken out to purchase a property. As homes can be very expensive, the loan is **repaid** over a long period of time – sometimes up to 30 years – but can be longer or shorter depending on different circumstances. Often providers will not offer 100% mortgages, so you will be expected to put a **deposit** towards the cost of the property.

With a mortgage you pay your loan provider **each month**. At the end of the mortgage you own your property. If you can't keep up with these payments, the lender of the loan may **repossess** your house.

Applying for a Mortgage

When you apply for a mortgage, lenders will complete checks to make sure that you are able to afford the monthly payments.

This will include an assessment of your **income** and **expenditure**. The lender will also check that the mortgage can be paid off within the duration of the term (for example, the applicants age and job security).



Types of Mortgage

Mortgages come in two types:



Repayment

A **repayment** mortgage is where the money each month will go towards paying the interest on the loan and repaying the loan itself – the capital.

By the end of the mortgage you will have cleared your entire debt.



Interest Only

With an **interest-only** mortgage your monthly payment is only paying off the interest. The monthly payment will be lower as a result, but you will have to pay off the original loan amount at the end of the loan period.

Interest Rates

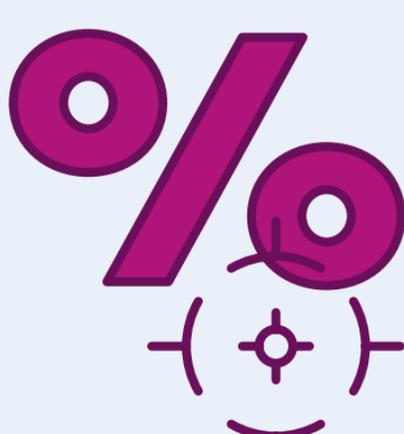
Fixed rates

The interest rate is **fixed** at the same level for a set period – this is usually two, three or five years, although this can be longer. During that period your rate is **guaranteed not to change** – this means you know exactly what you pay out every month.



When it comes to an end you will usually move on to your lender's **standard variable rate (SVR)**, or you can **re-mortgage**.

Tracker rates



The rate you pay is attached to another rate, usually the Bank of England base rate. With a **tracker** rate, the amount you pay will **change** each month. This variability in your mortgage payment may make budgeting more complicated.

Many people at risk of Huntington's disease may think that this will exclude them from taking out a mortgage, however this isn't the case. The majority of lenders (usually a bank) do not insist on life insurance as a condition of a mortgage agreement.

Please get in touch with **SHA's Financial Wellbeing Service** who can help provide advice and support to assess your finances, and help to signpost you to further support around mortgages.

