

# Cover for Specialist Mortgages

Not all mortgages are the same, which is why AIG has bespoke approaches to offering cover for specialist mortgages.



## Buy-to-Let mortgages

We can offer high levels of cover for Buy-to-Let mortgages taken out by both private landlords and companies — and in many cases to overseas residents.

For Buy-to-Let mortgages in the borrower's own name:

- ✓ Life cover for the full value of the mortgage up to £2.5m
- ✓ Life cover for 50% of the value of the mortgage between £2.5m-£5m
- ✓ Critical illness cover up to £1m

Business Loan Protection is available up to £65m for mortgages held via a limited company, for example a Special Purpose Vehicle.

## What is a Special Purpose Vehicle?

- Usually a UK limited company, set up to purely hold property
- Full costs of finance can be deducted
- Corporation Tax (19%\*) is payable, rather than income tax
- Increasing range of mortgages available
- Can be set up online with Companies House for £12<sup>1</sup>

\*Corporation Tax is 19% for the 2020-21 tax year

AIG may be able to offer cover to people living overseas.

Use our [simple online decision tool](#) to see what cover is available for your clients.

## High-Net-Worth (HNW) mortgages

It's important that you get it right first time for your HNW clients, and we're able to offer high levels of cover, quality products, and a bespoke service.

**We can offer mortgage cover up to £65m level term, £10m decreasing term, and £3m critical illness.**

High-value applications (over £10m life cover, £2m critical illness cover or £1,000 per month premium) will be managed by our Premier Service Team, and a dedicated case-handler will personally oversee your case.

As an added benefit, your client will also receive Immediate Cover, which is a free temporary cover while the application is being assessed.

Our Immediate Cover is valid for up to 90 days from the date of a fully completed application, subject to certain exclusions\*.

They can receive cover up to a maximum of the sum assured applied for or:

- ✓ **£1.5m** life cover
- ✓ **£500,000** critical illness cover
- ✓ **£60,000** per annum family income benefit
- ✓ **£25,000** per annum income protection

\*Immediate cover exclusions – applicants over age 60, inaccurate or incomplete application, pre-existing conditions, suicide, hazardous activities disclosed, applications with other insurers for the same cover



# Self-build mortgages

## How does a self-build mortgage work?

There are typically four significant stages to a self-build property project<sup>2</sup>, which usually takes around two years to complete<sup>3</sup>.

- Purchase of land
- Completion of foundations
- Construction of walls and roof
- Fix to completion

The total amount of a self-build mortgage is agreed at the outset but the funds are paid to the borrower in instalments as they're required for each stage of the build.

## What can AIG offer?

We take a unique approach to cover for self-build mortgages:

- ✓ We can offer cover for the full amount of the mortgage agreed at outset
- ✓ Two or three year level term cover, depending on complexity of the build
- ✓ Up to £3m life cover (2/3 year term) and £1m critical illness cover (3 year term only)
- ✓ Individual consideration for larger amounts of cover or longer terms

After completion of the project and expiry of the self-build mortgage cover, the customer can apply for a new, longer-term cover against a new residential mortgage as normal.

## More than financial support

All AIG policies come with value added services - extra support at no extra cost

If you would like to know more about our cover for Specialist Mortgages or any of AIG's other Specialist Solutions, contact our Sales team.

[sales@aiglife.co.uk](mailto:sales@aiglife.co.uk)



**0345 600 6829**

<sup>1</sup> <https://www.gov.uk/limited-company-formation/register-your-company>

<sup>2</sup> [https://www.halifax-intermediaries.co.uk/products/mortgages/self\\_build/stages.aspx](https://www.halifax-intermediaries.co.uk/products/mortgages/self_build/stages.aspx)

<sup>3</sup> <https://selfbuildportal.org.uk/schedules>

\* Smart Health is provided to AIG Life Limited customers by Teladoc Health. Smart Health and Winston's Wish are non-contractual benefits which can be withdrawn at any time without notice.