



Equity Release

Release some of the cash tied up in your home, tax free, to use however you wish

Get a call back



What is equity release?

Equity release is a tax-free way to release some of the cash tied up in your home, without moving house.

You can use the money however you want. And you choose whether or not to make monthly repayments.

Equity release explained

How equity release works

Generally, equity release plans are available to UK residents who are aged 55 or over, and who own a qualifying property worth over £70,000.

There are two main types of equity release: lifetime mortgages and home reversion plans.

A lifetime mortgage is a loan secured against your home. It's repaid once you die or move into long-term care and your house is sold.

You can choose to release the money in one lump sum or in smaller instalments. There are no monthly repayments, although some plans give you the option to make ad-hoc or regular repayments to reduce the amount of [compound interest](#).

A home reversion plan involves selling all or part of your home, but continuing to live there. As it's a sale rather than a loan, no interest is added, but the sale price offered is usually lower than market value.

With all types of equity release, the money you release is tax-free (but could [impact some means-tested benefits](#)). You'll need to use it to pay off any outstanding mortgage first, but you can spend the rest however you like. For example, lots of people use it for home improvements or to help their family.

3 simple first steps if you're thinking about equity release:

- [Use our calculator](#) to see how much you could release with a lifetime mortgage
- [Download your free PDF guide](#)
- [Arrange a callback](#) for a time that suits you

Important things to know about equity release:

- It requires paying off any existing mortgage
- Releasing equity may impact the amount of inheritance you can leave and your entitlement to means-tested benefits
- You only continue to own your home with a lifetime mortgage, which is a debt secured against it
- The amount of equity released must be repaid, along with any compound interest, upon death or moving into permanent care
- Equity release isn't right for everyone, and there are a number of [alternatives to equity release](#) that may better meet your needs



Equity Release Calculator

Find out how much money you could release with our free calculator.

Calculate equity



The pros and cons

Releasing equity can unlock new opportunities in later life, without having to move home.

But it's important to understand the costs, and how it can impact future borrowing and inheritance.

The pros and cons



Are you eligible for equity release?

Check your eligibility online in moments, or call the SunLife Equity Release Service for free on

0800 633 55 66

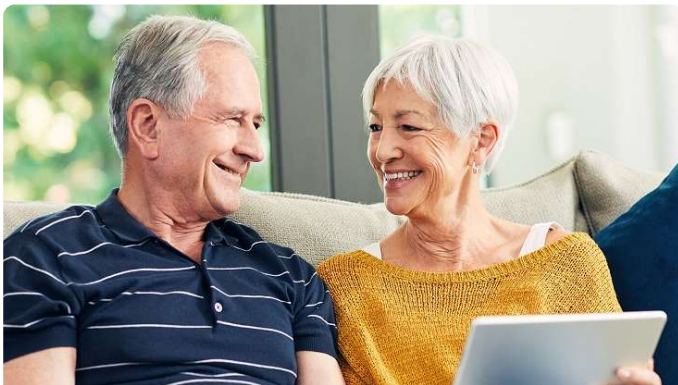
[Check eligibility](#)



5-star rated equity release

Free impartial advice and a 5-star Defaqto rating – find out more.

[5-star equity release](#)



Claim your free digital equity release guide

Simple, jargon-free equity release guide. See whether releasing some of the equity in your home could be right for you.

[Download your guide](#)



Current interest rates

Call today for an up-to-date list of lifetime mortgage interest rates for SunLife Sunrise equity release products.

Call FREE 0800 633 55 66

[More about rates](#)

Got a question? Arrange a call for a time that suits you

Arrange a call back

Or call the SunLife Equity Release Service today, free on **0800 633 55 66**

Carol explains equity release

Watch Carol Vorderman do the maths on equity release.

Watch the video

Life Well Spent report 2023

What big spends are making over 50s happier in later life?

[Read the report](#)

How much is your home worth?

Find out how to get a free property value estimation online.

Get your valuation

Is equity release right for you?

Making your decision

Types of equity release schemes available

Scheme types

Expert author

How much does equity release cost? >

Expert author

How much equity could you release? >

Expert author

Is equity release safe? >

Speaking to an adviser

What to expect

Applying for equity release

How to apply

Selling your home or repaying your equity release loan early

Repaying early

What happens when you die or move into care

After equity release

Answers to your questions

Q. Could I end up owing more than my home is worth?

Q. Will I have to move out?

Q. Will I have to make monthly repayments?

Q. What is the Equity Release Council?

Q. Important information for existing equity release plan holders experiencing financial difficulties

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