

## Chapter 9

# Equity release: product disclosure

## 9.6 Disclosure at the start of the contract and after sale for equity release transactions

### 9.6.1

**R**

- (1) (a) ■ MCOB 7.1 to ■ MCOB 7.3, ■ MCOB 7.5 and ■ MCOB 7.6 (as modified by this section) apply to a *firm* where the *home finance transaction* is a *lifetime mortgage*.
  - (b) ■ MCOB 7.1 to ■ MCOB 7.3 (as modified by this section) apply to a *firm* where the *home finance transaction* is a *home reversion plan*, except that those provisions that by their nature are only relevant to *regulated mortgage contracts* do not apply to *home reversion plans* (see ■ MCOB 9.1.2A G).
- (2) The table in ■ MCOB 9.6.2 R shows how the relevant *rules* and *guidance* in ■ MCOB 7 must be modified by replacing the cross-references with the relevant cross-references to *rules* and *guidance* in ■ MCOB 9.4 to ■ MCOB 9.8.
- (3) The table in ■ MCOB 9.6.3 R replaces certain rules and guidance in ■ MCOB 7 with *rules* and *guidance* from ■ MCOB 9.7 and ■ MCOB 9.8.
- (4) The table in ■ MCOB 9.6.4 R disapplies certain *rules* in ■ MCOB 7 for the purposes of ■ MCOB 9.
- (5) The terms and expressions in ■ MCOB 7 that by their nature are only connected to *regulated mortgage contracts* must be replaced with the appropriate equivalent terms and expressions for *home reversion plans* (see ■ MCOB 9.3.1A G).

### 9.6.2

**R**

#### Table of modified cross-references to other rules:

This table belongs to MCOB 9.6.1R.

Subject	Rule or guidance	Reference in rule or guidance	To be read as a reference to:
Application	MCOB 7.1.4R	MCOB 7.6.7R - MCOB 7.7.4R	MCOB 7.6.7R - MCOB 7.6.33G as modified by MCOB 9.8.5R - 9.8.9R
Application	MCOB 7.1.5R	MCOB 7.5 - MCOB 7.7.4R	MCOB 7.5 -MCOB 7.6.33G as modified by MCOB 9.8

Subject	Rule or guidance	Reference in rule or guidance	To be read as a reference to:
Information in more than one document	MCOB 7.3.3R	MCOB 7	MCOB 7 as modified by MCOB 9
Frequency of statements	MCOB 7.5.6G	MCOB 7.5.3R(2)	MCOB 9.8.1R(2)
Annual statement - additional content	MCOB 7.5.9G	MCOB 7.5.3R(2)(b)	MCOB 9.8.1R
Further advances	MCOB 7.6.7R	MCOB 5	MCOB 9.4
Further advances	MCOB 7.6.10G	MCOB 7.6.9R(10)	MCOB 9.8.5R(1)
Further advances	MCOB 7.6.10G	MCOB 5.6.34	MCOB 9.4.114R
Further advances	MCOB 7.6.11G	MCOB 7.6.9R(3) and (4)	MCOB 9.8.5R(3)
Further advances	MCOB 7.6.11G(2)	MCOB 5.6.40R	MCOB 9.4.37R
Further advances	MCOB 7.6.12G	MCOB 7.6.9R(3)	MCOB 9.8.5R(3)
Further advances	MCOB 7.6.13R	MCOB 5.6.25R(2)(a)	MCOB 9.4.24R(4)(a)
Further advances	MCOB 7.6.13R	MCOB 7.6.9R(3)(b)	MCOB 9.8.5R(3)(b)
Further advances	MCOB 7.6.14R	MCOB 5	MCOB 9
Rate switches	MCOB 7.6.20R	MCOB 5	MCOB 9
Rate switches	MCOB 7.6.20R	MCOB 5	MCOB 9
Addition or removal of party to contract	MCOB 7.6.22R	MCOB 5	MCOB 9
Addition or removal of party to contract	MCOB 7.6.25R	MCOB 5	MCOB 9
Changes to payments	MCOB 7.6.29R	MCOB 7.6.28R	MCOB 9.8.9R or MCOB 9.8.10R
Changes to payments	MCOB 7.6.30R	MCOB 7.6.28R	MCOB 9.8.9R or MCOB 9.8.10R
Use of illustrations	MCOB 7.6.31R	MCOB 7.6.28R	MCOB 9.8.9R or MCOB 9.8.10R
Use of illustrations	MCOB 7.6.31R	MCOB 5	MCOB 9
Use of illustrations	MCOB 7.6.32R	MCOB 7.6.28R	MCOB 9.8.9R or MCOB 9.8.10R
Use of illustrations	MCOB 7.6.32R	MCOB 7.6.18R and MCOB 7.6.22R	MCOB 7.6.18R and MCOB 7.6.22R as modified by MCOB 9
Simultaneous requests	MCOB 7.6.33G	MCOB 7.6.18R and MCOB 7.6.22R	MCOB 7.6.18R and MCOB 7.6.22R as modified by MCOB 9
Simultaneous requests	MCOB 7.6.33G	MCOB 5	MCOB 9

9.6.3

**R**

**Table of rules in MCOB 7 replaced by rules in this chapter:**

This table belongs to MCOB 9.6.1R.

Subject	Rule or guidance	Rule replaced by:
Information at start of contract	<i>MCOB 7.4</i>	<i>MCOB 9.7</i>
Content of statement	<i>MCOB 5.3R</i>	<i>MCOB 9.8.1R</i>
Frequency of statements	<i>MCOB 7.5.5R</i>	<i>MCOB 9.8.2R</i>
Event-driven information	<i>MCOB 7.6.1R</i>	<i>MCOB 9.8.3R</i>
Release of additional borrowing	<i>MCOB 7.6.6G</i>	<i>MCOB 9.8.4G</i>
Further advances	<i>MCOB 7.6.9R</i>	<i>MCOB 9.8.5G</i>
Further advances	<i>MCOB 7.6.16R</i>	<i>MCOB 9.8.7R</i>
Addition or removal of party to contract	<i>MCOB 7.6.27R</i>	<i>MCOB 9.8.8R</i>
Changes to payments	<i>MCOB 7.6.28R</i>	<i>MCOB 9.8.9R and MCOB 9.8</i>

9.6.4

**R**

**Table of rules in MCOB 7 which do not apply in relation to lifetime mortgage:**

This table belongs to MCOB 9.6.1R.

Subject	Rule
Annual statements: content	<i>MCOB 7.5.4R</i>
Business loans	<i>MCOB 7.7</i>