



Department
for Work &
Pensions

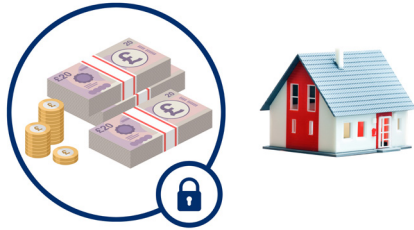
Get help from Support for Mortgage Interest

Easy
Read



Contents

1



Introduction

Page 4

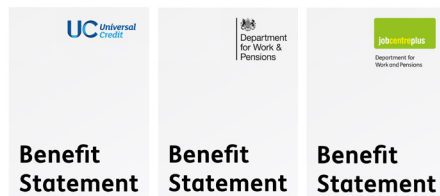
2



How Support for Mortgage Interest Works

Page 6

3



Getting Support for Mortgage Interest

Page 8

4



Repaying Support for Mortgage Interest

Page 11

Contents

5

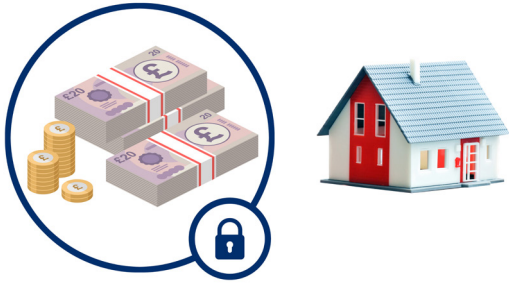


Contact Us

Page 16

1

Introduction



Support for Mortgage Interest is a **secured loan** from the Department for Work and Pensions.

A **secured loan** is money you borrow against your home.



Support for Mortgage Interest can help you pay the interest on your mortgage.

It can also help you pay the interest on a home improvement loan.

SMI

Support for Mortgage Interest is sometimes known as SMI.

You may be entitled to SMI if you get:



jobcentreplus

Department for
Work and Pensions

- Income Support
- Income-based Jobseeker's Allowance
- Income-related Employment and Support Allowance



Department
for Work &
Pensions

- Pension Credit



UC *Universal
Credit*

- Universal Credit.

2

How Support for Mortgage Interest Works



SMI is different to a normal loan.
You will not get a lump sum.



The Department for Work and Pensions will make payments towards the interest on your mortgage or home improvement loan.



These payments are normally paid direct to your mortgage lender or loan provider.

What SMI cannot do



SMI cannot pay off your mortgage.



SMI cannot pay off any insurance policies you have.



SMI cannot pay mortgage interest payments that you have missed, known as arrears.

3

Getting Support for Mortgage Interest depends on:



- Which benefits you get



- How long you have been getting these benefits



- How much you owe on your mortgage or home improvement loan.



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If you get Pension Credit, you can get SMI straight away.

UC *Universal
Credit*



If you get Universal Credit and have had 3 payments in a row, you can get SMI.

SMI payments will start after 39 weeks if you get:

jobcentreplus

Department for
Work and Pensions

- Income Support
- Income-based Jobseeker's Allowance
- Income-related Employment and Support Allowance.



If you change benefits, but everything else stays the same, your waiting time will not change.

28

Your new benefit must start within 28 days.

For more information on what you can get, go to www.gov.uk/support-for-mortgage-interest/what-youll-get

4

Repaying Support for Mortgage Interest



You will pay back your SMI loan when you sell or transfer ownership of your home.



Your SMI loan will be paid back fully with interest.

Interest %



SMI rates can change.

To find out current interest rates go to www.gov.uk/support-for-mortgage-interest/repaying-your-loan



You can pay back your SMI loan sooner.

You can do this by making voluntary repayments.



If you move house, you can transfer your SMI loan to the new house.

Selling your home



If you sell your home or transfer ownership you will repay your SMI loan.



After paying off your mortgage, there may not be enough money from the sale of your home to repay the SMI loan in full.



If this happens, the rest of your loan will be written-off and you will not have to repay it.

Example showing how SMI repayment works



You have a SMI loan of £10,000.



You sell or transfer ownership of your house.



After selling your house and paying off your mortgage you have £8,000.

This money is sometimes called **equity**.



The £8,000 will pay back your SMI loan.

The outstanding £2,000 is written-off.

Other payment options



SMI is not the only way to help pay interest on your mortgage or loan.



You can talk to friends, family or your mortgage lender or loan provider.

For mortgage information, go to www.citizensadvice.org.uk/debt-and-money/mortgage-problems-debt-and-money

For information on buying a home, go to www.moneyhelper.org.uk/en/homes/buying-a-home

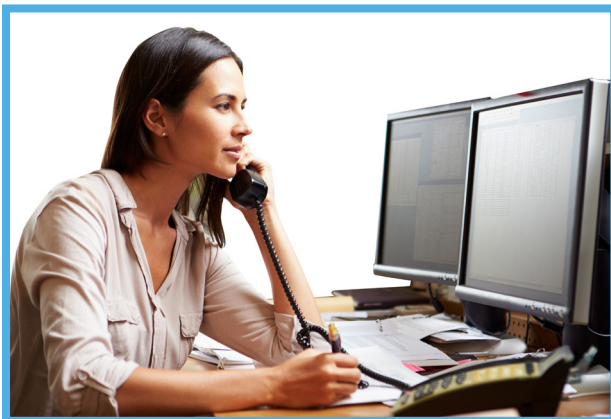
For housing advice, go to england.shelter.org.uk/housing_advice

5

Contact us



You can contact us to get more information on SMI.



The office you contact depends on which benefit you get or have applied to get.

Please contact Jobcentre Plus if you get, or have applied for:



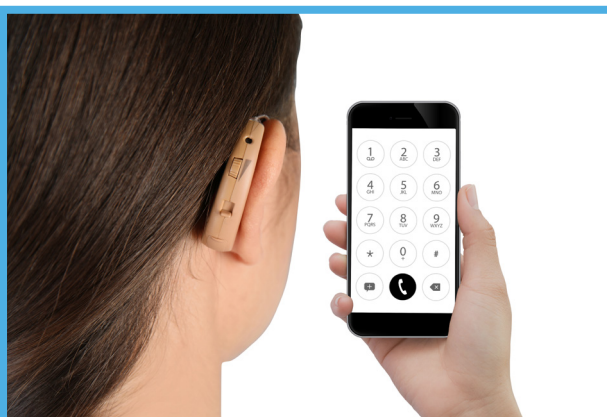
Department for
Work and Pensions

- Income Support
- Income-based Jobseeker's Allowance
- Income-related Employment and Support Allowance.



Telephone: **0800 169 0310**

Textphone: **0800 169 0314**



Welsh Language Telephone:
0800 328 1744



If you cannot hear or speak on the phone, use Relay UK:

18001 then **0800 169 0310**



If you are deaf and use British Sign Language you may be able to use the video relay service.

For more information on how to claim, go to www.gov.uk/support-for-mortgage-interest/how-to-apply

The Pension Service



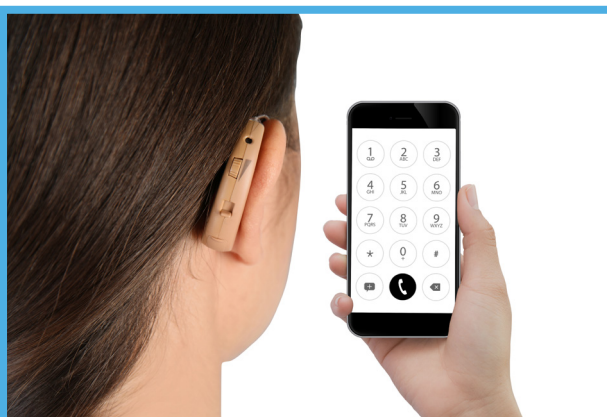
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If you get or have applied for Pension Credit, please contact the Pension Service.



Telephone: **0800 731 0469**

Textphone: **0800 731 0464**



Welsh Language Telephone:
0800 731 0453

Welsh Language Textphone:
0800 731 0456



If you cannot hear or speak on the phone, use Relay UK:

18001 then **0800 731 0469**



If you are deaf and use British Sign Language you may be able to use the video relay service.

For more information on how to claim, go to www.gov.uk/support-for-mortgage-interest/how-to-apply

Universal Credit

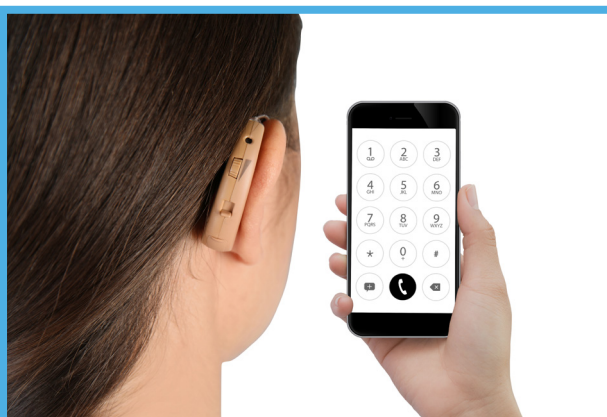


If you get or have applied for Universal Credit, please contact the Universal Credit Helpline.



Telephone: **0800 328 5644**

Textphone: **0800 328 1344**



Welsh Language Telephone:
0800 328 1744



If you cannot hear or speak on the phone, use Relay UK:

18001 then **0800 328 5644**



If you are deaf and use British Sign Language you may be able to use the video relay service.

For more information on how to claim, go to www.gov.uk/support-for-mortgage-interest/how-to-apply

For more information, go to www.gov.uk/support-for-mortgage-interest