



BPA Associates-Key Facts

Revocable Life Interest Trust Will

A Revocable Life Interest Trust Will (something we refer to as a RLIT Will) is a sophisticated method for married couples or registered civil partners to protect the value of their property and assets and retain all the Inheritance Tax advantages of a simple arrangement.

The RLIT Will creates a trust on the death of the first person that acts as a protective shelter for the value of the deceased's share of assets and property. The trust that is created treats the surviving person as the primary beneficiary and is designed to ensure that the trust fund is applied for their benefit unless particular circumstances arise.

You can create an RLIT Will if you own your home in your own name, or jointly with another. If you do own a property jointly with another person the property must be owned as Tenants-in-Common, which is a particular legal arrangement. We can easily make sure that a Tenancy-in-Common is created if it doesn't already exist.

When we create a RLIT Will we ask you to name up to four Trustees. Your Trustees will be responsible for managing the trust after your death.

We will help you choose able and responsible people to be your Trustee and we will also help you create guidance for your Trustees (usually by a letter of wishes) so that they are able to manage the trust in accordance with your wishes.

Your RLIT Will allows you to:

- Let your co-owner live rent-free in the property for the rest of their life (or take a lifetime income if the property is sold)
- Give your Trustees power to sell the property and buy a new one using the proceeds if your co-owner chooses to move
- Protect the value of your estate for the next generation
- Ring-fence the value of your estate from the care fees of the surviving co-owner
- Keep all available Inheritance Tax exemptions and allowances
- Keep Capital Gains Tax exemptions when the property is sold
- Continue to provide maximum control and protection even after the death of the surviving spouse or civil partner

BPA Associates Ltd

We are specialists in legal, estate and later life planning. Our Estate Planners offer a national service across England and Wales, in the comfort of your own home, and are able to provide advice on a range of legal, funeral and inheritance plans that give you and your family protection and peace of mind, now and in the future.

We believe in working in an ethical and responsible manner based on traditional values, placing openness, honesty and caring for others at the heart of everything we do.

Other things to note

This factsheet is a summary and is not intended to be a full explanation of the main features and benefits of the RLIT Will. The RLIT Will does not achieve any protection from care fees in the event that both co-owners reside in a care home at the same time. Correct administration of the trust is essential to ensure that all promoted tax benefits are maintained.