

# SHARED OWNERSHIP EXPLAINED

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

## WHO IS ELIGIBLE FOR SHARED OWNERSHIP

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80k
- You can't be the owner of another property
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home
- You should have savings, or be able to put down at least 5-10% deposit on the share of the property you're buying.

## PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own, and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 125 years but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

## CAN I BUY MORE SHARES

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. We've so far helped hundreds of aspiring homeowners to purchase a new build home through Shared Ownership and a number of our homeowners have already 'staircased' to 100% already!

## TO APPLY

- Complete an application on line with Help to Buy at: [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)
- Enter the Development name into the "property search" box and the properties will show. Then click "apply online" follow the instructions and apply for the property.