



New Build Homebuy (Shared Ownership)

Enabling people to own their own home

What is Homebuy?

- Homebuy gives people who are unable to afford to buy a property outright the opportunity to own their own home
- A share of the property can be purchased with the remaining share owned by Mount Green. Rent is paid to the Association on the unsold equity
- The combined monthly cost of your mortgage and rental payments will be less than the mortgage repayment on the whole property, thereby making the cost of home ownership more affordable
- Most Homebuy schemes allow you to purchase further shares in your home over a period of time which means that you could eventually own your home outright

Who can buy a Homebuy property?

- Those with a regular income who can secure a mortgage, or have sufficient means to buy a share of a property but cannot afford the full costs of outright ownership
- Generally you will need to be a first time buyer, although there are some exceptional circumstances

Priority is given to:

- Mount Green residents
- Local Authority tenants
- Key Workers living or working in the area

Mount Green Residents

This scheme only applies to specially provided Newbuild Homebuy accommodation. Mount Green residents cannot buy their current homes under this scheme.

What costs are involved?

It is important to understand the costs you are likely to incur:

Purchasing Costs

- Legal and valuation fees and stamp duty
- A non-refundable deposit of £250 payable to the Association

Moving Costs

- Removal expenses and carpets, furniture, etc

After Purchase

- Mortgage repayments on share purchased
- Rental payments to Mount Green on the share not purchased
- Service charges for communal area lighting, cleaning, grounds maintenance, maintenance, etc
- All repair, decoration and maintenance costs. In blocks of flats, Mount Green arranges the external maintenance, the cost of which is re-charged to shared owners in the form of a service charge
- All everyday living costs, i.e. insurances, Council tax, all utility bills and household bills
- Contents Insurance

Can I buy further shares in my property?

- Yes, this is known as staircasing
- After 1 year, in most cases, extra shares in your home can be purchased in blocks of 10%, but in some cases there are restrictions on the level of staircasing allowed
- The price paid for these extra shares is based on the market value of the property at the time you buy the extra share. The Association will need to get an independent valuation, and you will be requested to pay for this.

If I want to move, how do I sell my share of the property?

- The Association will try to find a buyer from the Thames Valley Homebuy waiting list. If this is not possible you will be able to sell your share on the open market
- If the property is owned outright i.e. staircased to 100% then it can usually be sold on the open market, but in some cases there are restrictions on who can purchase the property
- As a shared owner you will benefit from any increase in the value of the property according to the share you own. It should be noted however, that house prices do rise and fall and an increase in your investment can not be guaranteed

Where are the Newbuild Homebuy Properties?

The properties currently in development are listed at www.homebuy.co.uk

Mount Green operates in the following local authority areas:

- Epsom & Ewell
- Guildford
- London Borough of Bexley
- Mole Valley
- Reigate & Banstead
- Waverley
- Woking
- Godalming

From time to time Mount Green will also have available Homebuy opportunities in existing properties where the owners wish to sell.

How to apply

Any one interested in Newbuild Homebuy (Shared Ownership) should contact the Homebuy Agent, Thames Valley on: 0845 600 6699 or www.homebuy.co.uk