



A HOME FOR ALL SEASONS

Onward

living

A QUICK GUIDE TO
SHARED OWNERSHIP

WHAT IS SHARED OWNERSHIP?

Shared ownership is an affordable alternative to purchasing a home on the open market, making it ideal for first-time buyers, growing families and downsizers.

It allows you to buy a percentage of a property based on what you can afford.

You pay a mortgage on the share you own and a reduced rent on the rest.

Oh, and you only need a 5% deposit!



Own it

Buy between 25% and 75% of your home and pay a reduced rent to Onward Living on the share you don't own.

Pay less rent

Usually it's more affordable than renting on the open market and you don't have to make any lifestyle changes or sacrifices.

5%* deposit

In most cases, you only need a 5% deposit. As this is based on the share that you are buying and not the total property value, it's a great option for first time buyers to get their foot onto the property ladder.

Personalise it

You can decorate it anyway you like. It's your home, however you want it!



Buy more shares

If you want to own 100% of your home... you can! You have the option to increase your share over time, whenever it suits you – this is called ‘staircasing’.

Sell it

Sell your home at any time – we’re happy to help you find potential buyers.

*5% deposit dependent on mortgage lender

HOW DOES IT WORK?

It's pretty simple, you buy a percentage of the property with a mortgage and a deposit.

The initial share that you buy will be between 25% and 75% of the full value of the property, based on what you can afford. We own the remaining share and you pay a reduced rent to us, which is worked out at 2.75% of the unsold equity.

Some buyers may be able to purchase their share with cash and no mortgage.

Ultimately, shared ownership means you can get a home with:

- A lower deposit
- A smaller mortgage

Example:

You are buying a **50%** share in a home worth **£200,000**.

You therefore need a deposit and mortgage for **£100,000**.

You would then pay a small monthly rent on the **50%** share you don't own.

Note: A buildings insurance charge will also be payable.

Property value:

£200,000



Value of 50% share:

£100,000

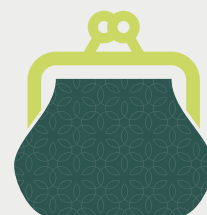


Value of remaining share (50%):

£100,000

Monthly rent (2.75% of the remaining share):

£229.16



WHO CAN APPLY?

You're likely to qualify for shared ownership if your household income is less than £80,000 per year and you are:

- A first-time buyer
- A former homeowner buying again, perhaps after a relationship breakdown
- An older person who may already own your own home, but require a more appropriate property to meet your needs



AM I ELIGIBLE?

To find out if you're eligible for shared ownership, contact the Onward living sales team for an informal chat:

t: 0151 708 2421

e: sales@onward.co.uk

You can also apply online at helptobuynw.org.uk under the shared ownership section. Completing the application form does not commit you to anything, but will give you a quick assessment of your eligibility.



WHO MAINTAINS MY HOME?

You are responsible for the maintenance of your home, including any repairs and decoration. New build homes bought through shared ownership also benefit from a ten-year warranty from the time it was built, which covers any major issues*.



*Terms and conditions apply.

CAN I BUY MORE SHARES?

You can buy more of your home at any time (minimum 10% each time). This is known as 'staircasing'.

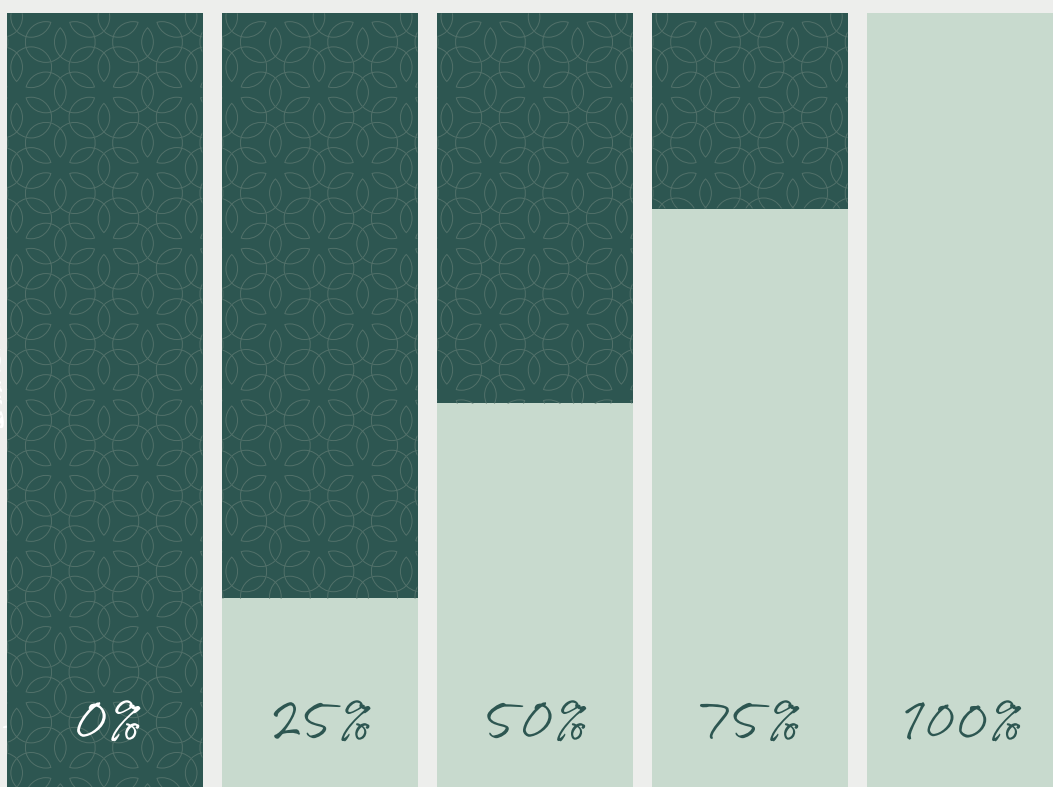
The cost of your new share will depend on the market value at the time. The higher the percentage of share you own, the lower your rent.

Most shared ownership schemes we offer allow you to staircase to 100% (full ownership). Once you own 100% of your home, you stop paying rent*.

Staircasing is completely optional, you don't have to buy more shares if you don't want to or cannot afford to.

Example:

The greater the share you buy of your home, the less rent you pay. If you staircase to 100% you will own your home in full and no longer pay any rent.



 Rent  Buy

*In some cases, staircasing is restricted. This will be made clear in advance of any sale.



CAN I SELL MY SHARED OWNERSHIP HOME?

You can sell your share at any time. We won't buy it back from you, but we will try to help you sell your home by putting you in touch with potential buyers.

If we can't find you a buyer, you're free to market your home through an estate agent or any way you wish.





0151 708 2421

sales@onward.co.uk

onward-living.co.uk