



Onward
living

Helping you
UNLOCK
YOUR NEW HOME

A QUICK GUIDE TO RENT TO BUY

WHAT IS RENT TO BUY?

Rent to Buy is another way to help you unlock your new home. It's particularly useful for budding buyers who aren't quite ready to purchase a new home and need a little help saving towards a deposit.

With Rent to Buy, you can rent a new-build home at 80% below the local market rate. You can then set aside the remaining 20% each month to start building some savings.

Rent to Buy homes are offered on an assured shorthold tenancy for a fixed-term agreement, typically lasting up to five years. At the end of the five-year period, you should have a decent deposit to use towards buying a home of your own - either outright or through Shared Ownership.



Save while you rent

Here's an example of how it works:

Market rate

£1,000



You pay

£800



Monthly savings

£200



Saved over 5 years

£12,000





WHO CAN APPLY?

To be eligible for a Rent to Buy home with Onward Living you must:

- Be a first-time buyer
- Be in employment (this should be the main source of your monthly income)
- Be able to show you can afford the rent payments while simultaneously saving for a deposit
- Have the right to rent – proven by possession of British/EU/EEA Citizenship or a valid UK residency visa
- Meet the minimum income and affordability standards – this will be based on the price of the home you are interested in
- Have the intention to buy a home at the end of the rental period



You must not:

- Already own another property
- Have an adverse rental history – this includes rent arrears or property damage
- Have a history of bankruptcy; defaults, which include late payments; county court judgments (CCJs) or Individual Voluntary Agreements (IVAs)

Why choose Rent to Buy?

Rent to Buy is a great way to get on the property ladder. Benefits include:

- Paying a reduced rate rent makes it easier to save for a deposit
- Live in a quality, energy efficient new-build home
- Get first refusal when it comes to buying the home
- You're not locked in – you can choose to continue renting or move elsewhere if your circumstances change
- You have the option to buy outright or through Shared Ownership
- You're renting from a registered landlord, giving you added security

HOW TO APPLY

Rent to Buy homes work on an application process. Once you've registered your interest in a home available under the scheme, the first step is to set up your account on our Customer Portal at onward.my-new-home.co.uk/register

When applications open for the home you're interested in, you'll receive an email letting you know that you can apply, with details on how to complete the **Rent to Buy Application Form**.

Once we've received and reviewed your application form, we'll ask you for a **Credit Report** and refer you to our independent financial partners, Metro Finance, who will carry out some **eligibility checks**.

Our friendly team will be here to help you complete all the checks and paperwork, before it gets to the exciting part – choosing your home!

Sobechi Station View, Huncoat

"I think it's a really great idea. You have the ability to save for a deposit with the subsidised rent while living in the house that you plan to buy."



RENT TO BUY FAQS

How long is the Rent to Buy tenancy?

Rent to Buy homes are offered on a 12-month Assured Shorthold Tenancy, which is reviewed annually for up to five years.

What are the upfront costs?

You will need a deposit of one month's rent and typically one month's rent in advance (depending on when your tenancy starts). Your deposit will be held with the Deposit Protection Scheme (DPS). If there are no arrears and no damage to the property you will get this back at the end of the tenancy, whether you're moving out or buying the home.

Do I have to save money each month?

You will be encouraged to put the savings you make on the discounted rent towards a house deposit. During your annual tenancy visit, we will discuss your options and refer you to a mortgage advisor if you are in a position to move forward with purchasing your home.

Who is responsible for repairs?

While renting, your housing association (Onward) is responsible for all repairs. It's important these are reported as they occur rather than built up over time. As a tenant, it is your responsibility to keep the home in a good condition.

What happens at the end of the five-year Rent to Buy period?

At the end of the initial five-year period, Onward will consider selling the property at full market value, with the tenant having first refusal. If you are not in a position to buy at this point, Onward will consider other options, such as extending the reduced rent period or converting the tenancy to market rent.

Do I have to buy the home I'm renting?

We understand that circumstances can change over five years. Therefore, there is no obligation to buy the Rent to Buy home you are living in.

TALK TO US
ABOUT RENT
TO BUY

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