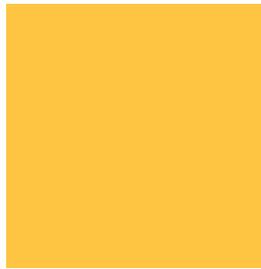


Your guide to Shared Ownership

**If you need this document in another
format please contact us.**



Your Guide to
Shared Ownership
Delivering Affordable Housing

This guide gives you information about buying a house through the Shared Ownership Scheme offered through WDH.

We are buying properties from private developers under Section 106 of the Town and Country Planning Act 1990 agreement which supports the provision of affordable housing.

Property details and prices are available on request.

See contact details at the back of this leaflet.

Your Questions Answered

What is Shared Ownership?

Shared Ownership is a scheme for people who cannot afford to buy a home outright. You may find it difficult to afford the full mortgage repayments, the deposit, or both. Shared Ownership allows you to buy a share of the property and pay a rent on the remainder. You could qualify for the scheme if you:

- are a first time buyer earning less than £80,000;
- have owned a home previously but now unable to purchase on the open market;
- are renting and have a good payment history;
- are in need of a home due to a relationship breakdown; or
- need to downsize, have secured a buyer on your property, but unable to purchase on the open market.

Why buy through Shared Ownership?

You will own a share of your home rather than paying rent with no financial return. You may find that your combined rent and

How does Shared Ownership work?

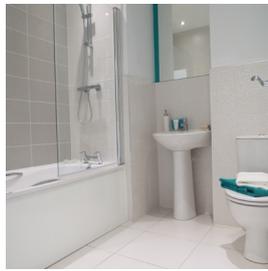
You will need to raise a mortgage in your own name(s) and any deposit required for the share you want to purchase and you will pay rent on the share you do not own.

Or, if you are not eligible for a mortgage you can purchase the whole share in cash.

What will I own?

The lease allows you to buy an initial share of 50% up to a maximum of 75% (occasionally we sell a 25% share but conditions apply). You can purchase further shares until you own all of the property.

Please note that before deciding to buy, you should obtain independent financial advice to get a clear idea of the costs and obligations of home ownership.



What does the Shared Ownership lease entitle me to?

Our Shared Ownership lease has been based on an example prepared by Homes England and accepted by mortgage lenders. It states how your rent is calculated, when it must be paid, how you can buy further shares and all the things you and WDH can and cannot do.

What are the initial costs of buying a Shared Ownership home?

- a. A valuation report**

Your building society or lender will arrange to have the property valued.
- b. Legal fees**

You are advised to appoint a solicitor to help you with buying your share.
- c. Reservation fee**

We require purchasers to pay a reservation fee of £200. This is non-refundable in the event of cancellation, or if we withdraw our offer if false or misleading information has been given by you on your application form.
- d. Mortgage on the share you are buying**

Most banks and building societies will only loan you a percentage of the total required and you will be expected to find the balance. No arrangement fees can be added to the mortgage.
- e. Stamp duty**

This is a form of tax on the transfer of property. You should check with your solicitor or licensed conveyancer whether stamp duty is payable at the time of purchase. If stamp duty is payable, you can either pay duty on your share or on the full value of the property. Your solicitor or licensed conveyancer should be able to advise you on which option to take.
- f. Mortgage protection insurance**

You may find that building societies and banks insist that you take out insurance to cover certain risks, for example if you lose your regular source of income as a result of unemployment, sickness or accident. This is mortgage protection insurance.

This information guide does not form part of the lease and is not to be taken into account in the interpretation of any provision in the lease.

How much will it cost to run my home?

Mortgage repayments

You may need to borrow some of the cost of your share from a building society or bank. The building society or bank will arrange this and calculate the monthly repayments you need to make.

Rent

You will pay rent monthly in advance on the equity share of the property you do not own. This means if you own a 50% share, you would pay rent on the remaining 50%. The rent will be reviewed annually, as detailed in the terms of the lease, and must be paid to us by Direct Debit.

Buildings insurance and service charges

Until you own your home outright, we will arrange the building insurance on your property and the premium will be due monthly, in advance, alongside any relevant service charges which apply.

Repairs and maintenance

As a homeowner you are responsible for all the repairs and maintenance of your property.

Council Tax

You will have to pay Council Tax to the local authority.

Heating, lighting and water bills

You will be responsible for your own bills.

Furniture and furnishings

You will be responsible for supplying your own furniture and furnishings and for the cost of insuring the contents of your home. We offer an affordable contents insurance scheme. Further details are available on request (contact details at the back of this leaflet).

What if I fall behind with my mortgage repayments?

The mortgage contract is between you and your lender. If you are experiencing financial difficulties, which means you cannot pay your mortgage, you must inform your lender as soon as possible. If you fall behind with your payments and cannot agree a solution with your lender, there is a risk that they will take possession of your home and sell it.

What happens if I fall behind on my rent or service charges?

Under the terms of the lease, you must pay the rent. If you find that you are experiencing financial difficulties, do not let your arrears build up. Please contact us as soon as possible for advice. If you cannot make the payments then, after legal proceedings, your home could be taken away from you and the lease terminated.



Can I make improvements or alterations to my home?

If you wish to improve your home or make any additions or alterations, you must obtain our written agreement. This is normally granted if the proposals are reasonable. No structural changes or additions to the exterior can be made until you own 100% share.

Can I buy a further share in my home?

As you become more able to afford it, you can buy additional shares until, in most cases, you own 100%. This is known as 'staircasing'.

We can provide you with a list of local approved independent surveyors you can choose from to value your home. The cost of this is your responsibility.

You will be given three months from the date of the valuation to buy a further share at the new price. Additional shares are available in a minimum of 10% tranches, which allow you to staircase to outright ownership.

What if I want to sell my home or my share of the property?

You can sell your home or your share at any time, but you must inform us in writing that you wish to move.

Under the terms of the lease, we have the option to have eight weeks to find a buyer for your share. If we are not able to find a buyer or we choose to waive the eight week nomination period, you are then able to advertise your property for sale on the open market with an estate agent.

If we are able to find a buyer for your share we charge an administration and legal fee, which is due on completion of the sale.

WDH

Merefield House, Whistler Drive, Castleford, WF10 5HX

Phone: 0345 8 507 507

Email: Homebuy@wdh.co.uk

Website: www.wdh.co.uk

Help to Buy NEYH is the Government's Help to Buy agent for the North East, Yorkshire and Humber and will assess your application and eligibility for the scheme on our behalf.

You can visit their website at www.helptobuyneyh.co.uk



Vision

to create confident communities

Mission

to inspire, transform and promote excellence

Values

to be creative, inclusive and work with integrity

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delivering promises, improving lives