

HELP TO BUY

Helping you purchase your dream home
with as little as 5% deposit





ABOUT HELP TO BUY

Help to Buy is a government-backed equity loan scheme, designed to help buyers purchase a new property, in a way they can afford. And it's not just for first time buyers.

Help to Buy puts new build homes in reach of purchasers who are struggling to save up the large deposit most mortgage lenders require. Through the Help to Buy scheme, you only need to raise a 5% deposit (depending on your chosen mortgage lender), and you can access the support of up to 20% in the form of an equity loan.

This essentially enables you to put down a 25% deposit (thanks to the 20% equity loan!) meaning that your mortgage repayments are made affordable. It can sometimes work out cheaper than renting.

The equity loan is funded by the Homes and Communities Agency (HCA).



HOW DOES THE EQUITY LOAN WORK?

The equity loan can be repaid at any time or when you sell your home. It is free for the first five years, meaning you don't pay any interest. After five years the equity loan will be subject to a fee of 1.75% per annum on the outstanding amount of the equity loan. This fee will increase each year by RPI (Retail Price Index) plus 1%.

We always recommend that you seek financial advice to determine how much your monthly payments will be at this point. Oakmere's friendly sales advisers can help to put you in touch with a reputable financial adviser.

When you sell your property, or choose to repay some or all of the equity loan, the amount you have to pay back will be based on the market value of your property at that time.

NOT JUST FOR FIRST TIME BUYERS

Help to Buy is available to all home buyers (not just first time buyers) who want to buy an Oakmere home. If you are a home owner wishing to buy a larger property for your family you will need to remove your name(s) from any other property deed prior to or at the point of completion of your new property.

FAQs

Can I buy a home off plan?

Yes. You are able to reserve a new home off plan at any time. However, you need to complete the sale within six months from the exchange of contracts. You also need to ensure that your mortgage offer is valid through to legal completion.

Can I part exchange my existing home for a Help to Buy home?

No. Part exchange is not available in conjunction with Help to Buy.

Will I have to pay Stamp Duty?

The Government's standard rules and procedures for Stamp Duty Land Tax (SDLT) apply to all Help to Buy purchases. SDLT is payable at the time of purchase, on the full purchase price of the home. That is, the amount paid by you (the first mortgage and any cash contribution) plus the value of the Help to Buy loan. There is no further SDLT to pay on any 'staircasing' repayments or repayment when the home is sold.

You should budget for SDLT on the full open market price of the property when you purchase a Help to Buy home.

Who pays for repairs and ongoing maintenance to my home?

When buying a new home you will be 100% responsible for repairs and maintenance to the property, but when buying an Oakmere Home, you will have the security of a 10-year NHBC warranty giving you greater peace of mind.

Call **015395 60605** or visit
www.oakmerhomes.co.uk