

Demand for affordable housing is high, especially in areas where property prices are expensive. Part of this assessment is your mortgage ability and as guidance we base this upon three and a half times single salary or three times joint salary. The checklist below is to help you assess whether you qualify for homeBuy.

CHECKLIST – To qualify you should answer Yes to the following:	
You are an existing tenant of a Local Authority or a Housing Association	or You are registered on the Local Authority waiting list in housing need and have a registration number
You have access to £3,000 to cover the initial costs of buying a home	You have not been declared bankrupt, have CCJs or defaults
Be in permanent employment – not temporary. People on fixed term contracts may apply	You are a British National or have permanent leave to remain in the UK. <i>(People from member states may apply if they are currently living and working in the UK)</i>
You have a minimum income of £18,000 p.a including salary and benefits	You are aged 18 or over and have a bank account
You cannot otherwise afford to buy a property which meets your housing needs without assistance	You do not have debts in excess of £15,000 (up to £20,000 for student loans)
You are not in mortgage arrears or rent arrears or in breach of your tenancy	You do not own a property which already meets your current housing needs

If you wish to apply for this scheme, please submit your completed application either on-line or send it back to us in the prepaid envelope provided. Once we have approved your application we will provide your contact details to developing housing associations in the zone who will contact you directly with scheme details matching your requirements. Please contact us immediately if your circumstances change.

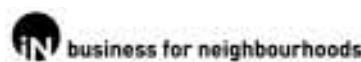
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER LOANS SECURED ON IT.

For further information contact us

By Phone: **0845 607 6726** or **0121 377 3725**

By E-mail: **sales@mercian.org.uk**

By Web: **www.homebuyagents.org.uk**



Step forward and buy your own home with New Build HomeBuy

HomeBuy Agents
Delivering affordable housing
in the West Midlands



This scheme sounds great but what exactly is Newbuild HomeBuy?

Newbuild HomeBuy formerly known as Shared Ownership is a government funded scheme that makes home ownership available to first time buyers. The scheme enables you to purchase a share (usually 50%) in a new home and pay a discounted rent on the remaining share. Priority will usually be given to council tenants, those who are tenants of a Registered Social Landlord or people who are registered on a Local Authority Housing waiting list.



Mercian is the Government appointed HomeBuy Agent for the West Midlands area. From April 2006 Mercian operate a one-stop-shop for all affordable housing. You no longer need to apply to each Housing Association to access Newbuild HomeBuy as we will now be responsible for holding a central housing register for people wishing to access affordable housing. We will assess your eligibility and direct you to schemes which best meet your individual requirements.

Will I qualify?

Use the checklist at the back of this leaflet to see if you qualify.

How do I apply?

To apply you need to complete an application form and return it to us in the prepaid envelope provided. Please complete the form fully and check to ensure you have included all the supporting documents we require to assess your position. You can also download the application form or complete it on-line.

What happens after I have submitted my form?

Once we have your completed form we will assess your circumstances, process it and

verify any information that we may need to. We will then write to you to confirm whether you have been accepted and registered on the expression of interest list.

If you wish to apply for a new home at a specific development where for example you may have seen a sign board or an advert please state the name of the development clearly on your application and we can fast track your application.

If you are not eligible for the scheme we will give you the reasons in writing.

How do you match my requirements?

When new homes become available we match the property details to applicants who are registered with us and forward your details to the associations developing the scheme who will then get in touch with you directly.

Sometimes developing associations will need to comply with local authority letting policies which often give priority to people with local connections. If you already live and work close to a scheme being developed your chances of obtaining a new home will usually be improved.

The final sale details will be confirmed between you and the Housing Association developing the scheme.



How will I know what is available?

Some new homes will be available now, others are being built and will be ready in the future. New homes are very popular and we accept applications in advance of the homes being completed. We publish separate listings with information about the new homes being developed and information and pictures will be regularly updated on our website www.homebuyagents.org.uk

Please state clearly the areas you wish to be considered for when submitting your form to ensure accurate scheme matches to your requirements.

We may also have refurbished properties available under part rent/part buy and resale properties where existing shared owners are offering their properties for sale. If you have identified a specific property up for sale please state the full address of this property when submitting your form.

What happens when a suitable scheme/property becomes available?

The Association developing the scheme will meet with you and discuss your application, invite you to view a property and explain the terms and conditions of the purchase. Once you have offered and accepted a property you will be required to make a non-refundable deposit to reserve your home.

Can I choose what % share of the property I buy?

Applicants usually purchase 50% shares in these homes however schemes will differ

from anywhere between 25% and 75% often depending upon local agreements with local authorities. A discounted rent is payable on the remaining share and you can increase your level of ownership at a later stage. The monthly costs of rent and mortgage usually work out cheaper than the cost of a full mortgage on the property.

Can I buy additional shares?

On most schemes you can usually purchase additional shares which is called 'staircasing', however there may be restrictions in place on certain schemes which is dependant on the local agreements in place. You will need to check with your Solicitor the specific leasehold terms for the property you are purchasing. Staircasing is usually done in 10% or 25% chunks and rents are reduced accordingly. You are however under no obligation to buy further shares.

What happens if I want to move?

You will need to contact the Association owning the balance of the share in your property who will advise you on their procedures. They will liaise with us to try to identify a suitable purchaser from our list. Associations often have a four week period in which to nominate a prospective purchaser.

If the Association does not make a successful nomination then you are usually free to sell your share on the open market at the agreed valuation price. Any purchaser you find will need to be approved by the Association.

In the event of buying or selling, the price of the share is based on an independent market valuation (the fee for this is payable by the owner.)

Who is responsible for repairs?

You will be responsible for maintaining and repairing your home. If there is a service charge in place the details of this should be explained to you by your Solicitor.

If you want to make any improvement or alterations to your home, you must first obtain written consent from your Housing Association.

LEGAL ADVICE

When you buy a property you will also need to appoint a Solicitor to act on your behalf. We would recommend you use a Solicitor familiar with Newbuild HomeBuy to avoid delays in your purchase.

We would advise you to obtain written estimates of charges and check with your Solicitor to confirm whether stamp duty is payable on your purchase.

FINANCIAL ADVICE

You will need to seek Independent Financial Advice. We can supply you with details of Financial Advisors familiar with HomeBuy. The lender must be advised that you are purchasing through the Newbuild HomeBuy scheme. Only certain lenders can issue mortgages under this product.