



MyChoiceHomeBuy

The new way to own a home of your choice bought on the open market.

MyChoiceHomeBuy is a new product designed to help first-time buyers and people who cannot afford to buy a suitable size home on the open market to bridge the gap and make the dream of owning a home an affordable reality.

How it works

You can receive as much as 50% or as little as 15% equity towards purchasing a home of your choice on the open market. This equity comes from funds provided by government and by MHO. The amount of help you receive will depend on the size of mortgage you can afford and the sort of home you need **but could amount to as much as £140,000.**

You can use any approved participating lender and so can choose **the best deal for you** with the expert help of one of our FSA accredited independent financial advisors. With **MyChoiceHomeBuy, the choice is yours.**

You pay a small monthly fee on the **MyChoiceHomeBuy** equity, this is capped at 1.75% for the first year and is then index linked (rising at RPI plus 1%) so your repayments are manageable and predictable.

You can buy a further share, or even own your home outright, this is known as 'staircasing'. In general after you have lived in your home for one year **you can buy an increased share or buy it outright.** The price of the increased share will be based on the value of your home at the time you want to staircase – whether that is more or less than when you originally bought.

You repay your **MyChoiceHomeBuy** equity when you sell your home. In both situations, the amount you repay will be linked to the value of your home – if **MyChoiceHomeBuy** contributed 15% towards the purchase, then you will repay **MyChoiceHomeBuy** 15% of the value when you sell... **even if this is worth less than when you bought it.**

Who is eligible?

If you are a social housing tenant (for example, you rent your home from a council or a housing association), are in priority housing need, on a local authority housing **waiting list** or are simply a first time buyer you could be eligible provided your household income is less than £60,000 (this income level varies from region to region, please check with us to confirm).

A list of eligible first-time buyers is available on www.mho.co.uk.

MHO

MHO formed in 1981 to provide affordable homes to own. **We have since helped over 30,000 households into affordable home ownership** and are one of the most experienced providers of shared equity products. We are part of the Metropolitan Housing Trust, which is charitable..

Our mission is to create and to market affordable housing services, products and choices for low and moderately paid working households.



MyChoiceHomeBuy – how it can make home ownership add up for you.

Here's an example of how MyChoiceHomeBuy could work for you to make home ownership affordable*:

Single household

Income £30,000

Mortgage from a participating lender
(at a multiple of 4) £120,000

Savings contribution £5000

£125,000 = 50% of the maximum
property price

MyChoiceHomeBuy contribution
50% = £125,000

Value of property bought £250,000

Monthly repayments

£604.16 mortgage repayments
(based on a 5.8% interest rate)

£182.29 MyChoiceHomeBuy fee

£786.45 Total monthly repayment

£1208.33 Total monthly repayment cost
if bought without assistance on the
same terms

MyChoiceHomeBuy saves you just over
£421 per month

Joint household

Income £35,000

Mortgage from a participating lender
(at a multiple of 3.5) £122,500

Savings contribution £10,000

£132,500 = 50% of the maximum
property price

MyChoiceHomeBuy contribution
50% = £132,500

Value of property bought £265,000

Monthly repayments

£640.41 mortgage repayments
(based on a 5.8% interest rate)

£193.23 MyChoiceHomeBuy fee

£833.64 Total monthly repayment

£1280.83 Total monthly repayment cost
if bought without assistance on the
same terms

MyChoiceHomeBuy saves you just over
£447 per month

* For illustrative purposes only, actual percentages and amounts to be determined at independent financial assessment on a case by case basis.

To find out more and apply...

Visit: www.mho.co.uk

Call: 0845 602 7184

YOUR HOME MAY BE REPOSSESSED IF
YOU DO NOT KEEP UP REPAYMENTS ON
YOUR MORTGAGE, OR ANY OTHER LOAN
SECURED ON IT.

