



# Now your newly built home is easier to buy!

**Help to Buy\*** makes owning your own home a reality not only for first time buyers, but also for existing home owners.

All you need is a 5% deposit and a 75% loan to value mortgage. The other 20% is a Government-backed equity loan.

It's a fantastic helping hand to get you on or move you up the property ladder, as now you can buy with a low deposit.

**Help to Buy\*** is available on all newly built houses and apartments in England up to a value of £600,000, so can be taken advantage of on all Shropshire Homes developments.

**So call us today for further information and see if Help to Buy\* could help you move into a new Shropshire Homes property!**

\*Subject to eligibility, terms & conditions

**Call our Head Office on  
01743 761789**

Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.

[www.shropshire-homes.com](http://www.shropshire-homes.com)

  
**SHROPSHIRE  
HOMES**  
*Quality & Character*



**Are you struggling to save the deposit and obtain the mortgage required to buy your newly built home? Let us show you how Help to Buy\* may help make this possible.**

Briefly, how does Help to Buy work?

#### **5% DEPOSIT TO PAY**

Mortgages are available [subject to status] through an independent Financial Advisor. We can arrange an unconditional, no obligation chat to see if it will work for you.

#### **OWN 100% FROM DAY ONE**

With the Help to Buy scheme you own 100% of your property but only pay 80% up front. The Government will provide an equity loan on the remaining 20% for up to 25 years or until the property is sold.

#### **NOTHING TO PAY ON THE 20% EQUITY LOAN FOR THE FIRST 5 YEARS**

There will be no interest payable on the 20% equity loan for the first 5 years.

#### **HOW CAN I PAY BACK THE 20%?**

A payment of 10% or more of your home's prevailing market value can be made at any time. At the end of 25 years the loan must be repaid in full. You will incur valuation fees and solicitors' costs with any payments.

#### **SELL BEFORE 25 YEARS?**

The 20% value will be determined by 2 independent valuations if you wish to remortgage, sell or make a repayment.

Home improvements ie: extensions or conservatories will not be taken into account, the value of these will be disregarded.

Your mortgage provider will be paid first. The Help to Buy loans will then be paid and whatever is remaining will be yours.

**Information on the Help to Buy scheme is available on request. Please ask the Sales Negotiator or visit [homesandcommunities.co.uk/help-to-buy](https://homesandcommunities.co.uk/help-to-buy) for the full Buyers' Guide.**

#### **TERMS**

\*A loan for the remaining 20% of the purchase price will be provided by the Government for up to 25 years or until the property is sold, secured by a second charge on the property. At the time the property is sold or remortgaged, the repayment sum will reflect 20% of the market value of the property at that time. No interest is payable for the first 5 years as per terms and conditions of the Help to Buy scheme.

Offer subject to eligibility, status, terms and conditions on all our developments. This offer is available through our nominated or an independent financial advisor to applicants requiring a mortgage and who will be owner/occupiers. This scheme may be withdrawn at any time.

**YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY LOAN SECURED ON IT.**

