



SHARED OWNERSHIP

A simple guide to buying a shared ownership property





What is shared ownership?

Shared Ownership is for people who want to own their own home, but cannot afford to buy a property outright.



How does shared ownership work?

Shared ownership is a scheme that allows you to buy a share of your property, usually 40%, and pay a rent on the remaining share. Shared ownership allows you to buy more shares when you can afford to, you can usually increase the shares of your property, (known as stair casing), until you own it outright, but this is entirely up to you.



Who is eligible for shared ownership?

To be eligible for a shared ownership property you must:

- Have a household income of less than £80,000 per annum
- Be unable to afford to buy a property on the open market that meets your housing needs
- Not already own a home, or you will have sold your current home before you complete the purchase
- Have enough money to cover the costs of buying the home i.e legal fees
- Not be in mortgage or rent arrears (at the time of the application, in the past year)

Buying a shared ownership home



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Step 1: Get in touch

Once you have made contact you will need to register with the Help to Buy agent and complete our shared ownership application form.

When we have checked your eligibility we will request you make contact with a financial advisor before you place a reservation on a plot of your choice.

Step 2: Reserve your plot

We can arrange for you to view suitable properties or go through plans with you at our office if the property has yet to be completed.

If you are happy with your property you can then place a reservation. Your reservation will hold the property within the timescales that we have agreed in order for you to obtain your mortgage and exchange contracts.

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Step 3: Get a mortgage

If you are not buying your share outright, you will need a mortgage. We can provide you with a list of independent financial advisors you can contact or you can choose your own.

Your mortgage lender will arrange a mortgage valuation for you. You will need to send us your mortgage offer as soon as you have received it.



with Alliance in 6 easy steps

Step 4: Instruct your solicitor

We can provide you with a list of solicitors who are experienced in dealing with shared ownership, or you can choose your own.

We will then send a memorandum of sale to your solicitor which covers all the details of your purchase.



Step 6: Move in

When the completion date has arrived we will hand over the keys, check the meter readings, and give you the utility provider's details so that you can register your occupancy.

We will give you with a welcome pack, warranty information (if applicable) and product manuals for your home.

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Step 5: Exchange contract

Once your solicitor has read through the contract and lease for your purchase and are happy with the documentation, we will then be able to exchange contracts.

You will sign a contract to buy a home and we will sign another to sell it. Your solicitor will ask for funds. On exchanging contracts, a date for completion will be agreed. If your house is still being built we will keep you updated with the progress.

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What are the costs?

Before deciding if shared ownership is for you, you need to think about the initial and ongoing costs of owning your own home.

Initial costs

- A deposit
- Legal fees
- Reservation fee
- Removal costs
- Stamp duty (if applicable)

Ongoing costs

- Mortgage
- Rent
- Service charge
- Utilities
- Council tax
- Repairs and maintenance

What am I buying?

Buying a shared ownership property means that you are an owner-occupier. You will have a lease which is a legal documentation that outlines rights, responsibilities and what both parties are responsible for.

Can I buy more shares?

You can buy more shares in your property which is also known as “staircasing”. Usually you have to wait 12 months after moving as before applying for more shares and there may be some restrictions on properties in rural locations. In most cases you can staircase until you own your property outright. If or when you are interested in buying more shares, get in touch and we will talk you through what you need to do.



What happens if I want to sell?

If you want to sell your home you can do this at anytime, but you must let us know if you decide to do this. We can then talk you through the correct procedure.

Can I improve / alter the property?

Before making any alterations to your property, you must first get written approval from us, and in some instances, your mortgage lender. Depending on the type of alteration, you might need to apply for planning permission.

What about repairs and maintenance?

You are responsible for all repairs and maintenance to the property like other homeowners.

If the property you've purchased is brand new, you may be covered by a guarantee. We will advise you if this is the case and what that guarantee covers.

Help to Buy

If you are interested to find out about Shared Ownership in more detail, please check out the Help to Buy South website:

www.helptobuysouth.co.uk or call
0300 100 0021.



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Join our Community

Alliance Homes is a community based social enterprise providing a range of property and services in the West of England.

We are continuing to develop new homes in the areas that we operate in. To find what properties we have currently available or to find out where we are developing visit our web page.

www.alliancehomesgroup.org.uk/find-a-home/buy-a-home/

sales@alliancehomes.org.uk

03000 120 120



Areas we cover

- South Gloucestershire
- Bristol
- Bath & North East Somerset
- North Somerset