



# A guide to shared equity



Move into a brand new home for less.

# New supply Shared Equity Scheme

Imagine buying a home and not having to pay the full price. How great would that be? Well that's exactly what our Shared Equity Scheme can offer you.

## **What is an Equity Loan?**

Equity loans are designed to help you to keep the deposit and monthly payments on your home to a minimum. You fund between 60% and 80% of the full price of the property, made up of your deposit and a mortgage. The equity loan, which is funded by Places for People Scotland and the Scottish Government, finances the remaining percentage.

## **Who owns the property?**

You do. You'll own 100% of the property and there'll be no rent to pay.

## **When do I have to repay the loan?**

The loan will be a set percentage of the property's value. So when you come to sell your house in future, you'll pay back the same percentage of the sale price.

For example, if you have a 20% equity loan on a house worth £150,000, you will have borrowed £30,000 as the equity loan and the remaining 80% will be funded by a combination of your deposit and mortgage. If your house is worth £200,000 when you sell it, you'll pay back 20% — £40,000 — for the equity loan and your own equity will have also increased in value.

You also have the option to reduce the loan and you can do this in two stages. For further details please consult a dedicated financial advisor.

## **What restrictions are there on the loan?**

There are only a few. You'll need to tell us about any improvements you plan to make to the property. You must not re-mortgage it without our permission, and you have to repay the equity loan before you can release any equity for other purposes.

## **Who can apply?**

First-time buyers, people living in social housing, people in the Armed Forces or veterans, widows, widowers and other partners of service personnel and people living in private rented housing or with relatives. Or if you have had significant change in your household circumstances or if you have a disability and own a house which doesn't suit your needs. Please note priority will be given to people living in the local area. Loans are available subject to status, and please note income criteria applies. This must be the only property you own.

## **So how do I apply?**

In the first place, talk to our sales team. They'll take your details and refer you to an independent mortgage broker or independent financial advisor. They'll talk to you about the various options available and take you through the application process, so you'll get all the help you need.

To find out more email  
[info@romanfields.co.uk](mailto:info@romanfields.co.uk)  
or call 07812 623537

[www.romanfields.co.uk](http://www.romanfields.co.uk)