

A QUICK GUIDE TO BUYING YOUR NEW HOME

Shared Ownership



FIND YOUR HOME

Looking for your perfect Shared Ownership home? You've come to the right place! We are specialists in the field. You can find our homes on our website or on Rightmove. Unsure on where you want to live? Check out our locations page.



CONTACT US

Found your home? Get in touch! Our enquiries team are full of knowledge and can give you all the information you need. Call us on 0345 366 4407 or email us at enquiries@spacehomes.co.uk. We will send you some important information about the property and a list of documents we will need.



DOCUMENTS

Reservations are taken on a first come, first served basis so it's important to get your documents to us as quickly as possible. Including a qualification from one of our independent brokers on the share you can afford. Check out our handy guide below for more information on what we will need.



SALE PROCESS

During the reservation process, you will have chosen your solicitor. You will need to contact them to let them know you have made a reservation. You will also need to contact your mortgage broker (if taking out a mortgage) to let them know you are going ahead and send them your reservation form. We will also contact our solicitors and they will work together to progress the sale.



RESERVATION

Once we have signed off your documents, your sales officer will get in touch to run through some important information and fill out the reservation form with you. We will take a reservation payment of £300 (this will come off of your completion statement at the end of your sale).



VIEWING

Viewings depend on whether we have taken handover of the property (received the keys). If we haven't taken handover, reservations will be taken off plan (without viewing) or our sales officer will arrange a viewing with you at the plot or at a similar property.



COMPLETION

It's move in day! This usually takes 6 weeks from reservation (depending on whether you have had a house to sell etc). Your Sales Officer will meet you at your new home to handover your keys and go through a home demonstration with you. Congratulations! We hope you love your new home.



AFTERCARE

We hope there won't be any issues with your new home but our Sales Officer will go through any snags with you on your completion day and pass these to our Aftercare Team. You are covered for snagging from 3 months – 2 years (site dependant) so if anything else comes up please contact our Aftercare team www.spacehomes.co.uk/contact-space-homes/existing-customers/report-a-problem/

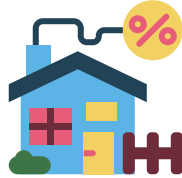


STAIRCASING

After completion, you can purchase more shares of your home, this is called staircasing. You can do this at any time or keep your current share, there is no obligation. If you purchase a larger share, your monthly rent amount will decrease. Contact our Homeownership team to find out more www.yorkshirehousing.co.uk/your-home/homeownership/shared-ownership

DOCUMENTS WE WILL NEED

Shared Ownership



A QUALIFICATION FROM AN INDEPENDENT MORTGAGE BROKER

As part of the Shared Ownership scheme, applicants are required to be initially qualified with a mortgage broker that we know is familiar with the scheme. Below are companies we know are experienced in this area and we will need you to have spoken to and be signed off by them prior to your reservation. The contact details for them are:

RSC New Homes: 0161 486 6278 / <https://rscnewhomes.com/>

Evolve Financial Solutions: 0147 360 3211 / <https://evolvefs.com/>

We use the above companies to ensure the share applicants are qualified for is affordable and sustainable, you are not obligated to use the above once you have been signed off.

We will also need...



PROOF OF SHARED OWNERSHIP MORTGAGE

Agreement in Principle



APPROVED SHARED OWNERSHIP APPLICATION

You can find the application form at www.apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwnership



PROOF OF DEPOSIT

A recent bank statement with your name, date and your balance visible



UP TO DATE CURRENT ACCOUNT STATEMENT

Bank statement with your name, date and the balance visible



PAYSLIPS

3 month's payslips or tax return if you are self-employed



PROOF OF ID

Passport or Driving Licence

Please note: based on your buying position, other documents may be required. Our sales team will inform you if this is necessary.