



# A Guide to Shared Ownership

# What is Shared Ownership?

**Shared Ownership** enables you to buy a share of a home with a mortgage, and pay rent on the remaining share. There will be a lease for the portion of the home you don't purchase, with Sage Homes.

## Shared Ownership means:

- You can buy shares between **10% and 75%\***
- A **smaller-than-average deposit** is needed and is based on the share of the home you're buying
- Your **monthly mortgage payments will be based on the share of the home** you own
- Your monthly rent payments are paid to **Sage Homes**
- You can buy more shares, or take your ownership to **100%** at a later date, also known as staircasing



# How it works

Property Value	£200,000	£250,000	£300,000	£350,000	£400,000
Share <sup>†</sup>	50%	50%	50%	50%	50%
Deposit (5% of share)	£5,000	£6,250	£7,500	£8,750	£10,000
Mortgage rate <sup>‡</sup> (25 years)	4.99%	4.99%	4.99%	4.99%	4.99%
Monthly payment (rent <sup>§</sup> and mortgage)	£784	£980	£1,176	£1,372	£1,568
Household income	£27,508	£34,385	£41,262	£48,139	£55,016

<sup>†</sup>Some shared ownership leases permit shares from 10%, others are from a 25% share. Our sales team will advise on the development you are interested in.

<sup>‡</sup>Share options available from 10%-75%, to suit your affordability.

<sup>§</sup>Prices based on mortgage rate of 5% over a 25 year term.

<sup>§</sup>Buyer rent is reviewed yearly on 1st April and may increase in line with RPI.

## Am I eligible?

You're eligible for the Shared Ownership scheme if:

- ✓ Your household income is less than **£80,000 per year** (£90,000 if you're in London)
- ✓ You have at least a **5% deposit**
- ✓ You've passed a **full financial assessment**
- ✓ You're an existing homeowner who has **sold subject to contract\***

- ✓ The **home is your principal home**, and you do not own any other property



\*Only applicable if you have a property to sell.

# How do I get started with Shared Ownership?

Just follow these simple steps and you could be moving in no time.



**Register your interest** with the development you are interested in at [sagehomes.co.uk](https://www.sagehomes.co.uk) or with one of our selling agents.



**Financial qualification** via a Sage Homes appointed Independent Financial Advisor (IFA). Once you've had your assessment, you are under no obligation to use Sage's appointed IFA for your mortgage.



**Choose a home;** this may be off-plan, or if it's available, you can make an appointment to view via our agents. Allocation of a home will be in line with our first come, first served policy.



**Apply for your mortgage** via your Independent Financial Advisor.



**Reserve your new home.** Once approved by the Shared Ownership team, you can complete the reservation in full with the agent and pay any reservation fees.



**Complete the initial reservation** paperwork which our agents will send over to Sage Homes. You'll need to provide quite a few documents at this stage, but the agents will let you know what is required.



**Appoint your solicitor.** They will draft the contracts and handle conveyancing.



**Pay your deposit,** sign contracts, discuss exchange and completion date, and instruct your solicitor for fund transfer on agreed date.



**Collect the keys and enjoy your new Shared Ownership home!** The lease agreement will now be with Sage Homes.

# Shared Ownership buyer benefits

Stepping onto the property ladder has never been easier, you could be moving in no time.

## Affordability

- Smaller-than-average deposit required
- Mortgage repayments are based on the share you own
- Opportunity to own more shares over time, up to 100% ownership

## Freedom

- A choice of new build homes in different sizes and locations
- Decorate your home to your taste and style
- Sell your home at any time
- Not restricted to first-time buyers

## Peace of mind

- A manageable way of stepping onto the property ladder
- High specification and energy efficiency of a brand new home
- 2-year customer service warranty with the developer



# About Sage Homes

Sage Homes is England's largest provider of quality affordable housing.

Our customers are at the heart of everything we do; it defines who we are, from how we're funded to how we do business with our partners. As a registered social housing provider, we take pride in our contribution to addressing the housing crisis.

Working with housebuilders means we're able to provide Shared Ownership and low-cost rental homes to as many people as possible. Since 2019, we've been an investment partner of Homes England who have helped us offer grant funding for affordable homes.



-  **10,741** keys handed over in the last 5 years.
-  **8,978+** homes under contract.
-  **30,000** homes to deliver for our 2030 target.

Sage Homes terms and conditions apply. Images are indicative and for illustrative purposes only. Shared Ownership terms and conditions apply with any Home Stepper transaction, please visit our website or speak to a sales consultant to find out more. September 2023.

Looking for more information?  
[sagehomes.co.uk/sales](https://sagehomes.co.uk/sales)



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