

How does Shared Ownership work?

Like help to buy, with shared ownership, you buy a share of your chosen home and pay a low monthly rent on the part you don't buy. You get to choose whether you buy a bigger share of a cheaper home or a smaller share of a more expensive home.

You can initially purchase up to 75% of your chosen home and Step Forward will become your landlord, granting you a 125-year lease. This means that you will be able to live in your home as if you've bought it outright.

You can buy more shares of your home whenever you are able to do so and once you own 100% the freehold will be transferred over to you!

Am I eligible for shared ownership?

You're eligible for shared ownership if:

- Your household income does not exceed £80,000 per annum
- You are a first-time buyer or used to own a home, but unable to purchase outright now.
- The shared ownership property will be your principle and only home
- You have passed a Homes England Affordability Check, clearly demonstrating you are financially able to buy the share value and support the monthly costs.

Is Shared Ownership a more affordable way to buy?

Smaller deposit requirements and lower monthly payments make it easier to buy your dream home! You decide how much of your home you'd like to buy, with shares up to 75%, starting shares vary across developments, however, typically start from 50%.

If you're taking out a mortgage to finance your share, then you will need to allow for at least a 5% deposit. The larger your deposit, the lower your mortgage payments will be. On the share you don't own, you will pay rent of 2.75% of the unsold value. This will be paid directly to Step Forward on the 1st of each month.

Cost Examples

Property Value	£150,000	£200,000	£250,000
50% Share Value	£75,000	£100,000	£125,000
10% Deposit of Share Value	£7,500	£10,000	£12,500
Mortgage (3.5% Interest rate)	£67,500	£90,000	£112,500
Monthly Mortgage Payments	£341	£455	£569
Monthly Rent	£172	£229	£286
Monthly Combined Cost	£513	£684	£855
Indicitive Income Requirements	£20,000	£26,000	£33,000

* Figures above are based on a 25 year repayment mortgage and a Step Forward/Auxesia lease with an initial rent of 2.75% on the unpurchased property value increasing by RPI + 0.5% each year. Your home may be repossessed if you do not keep up with payments on your mortgage or shared ownership lease. Additional service charges may be payable on properties with communal facilities or services. You will also need to consider the responsibilities and associated costs involved with owning a home (such as insurance and maintenance)