

Helping you own your dream home with **Shared Ownership**



Looking for a new property?

We can help you to get on the property ladder sooner with Shared Ownership from WDH.

We build high quality homes and purchase properties from leading property developers, including Avant, Taylor Wimpey, David Wilson Homes and many more, to make owning your dream home a reality.

Hundreds of people have now bought their very own home from WDH.

Get your foot on the **property ladder!**



What is Shared Ownership?

Shared Ownership is a national scheme that helps you to buy your dream home! Start by buying between 50% and 75% of your home* and paying an affordable rent on the rest. Buy more when you can.

This means a smaller deposit, smaller mortgage repayments and the flexibility to increase your shares whenever you're ready.



Who is it for?

You could be eligible for Shared Ownership from WDH if you are:

- ☑ A first time buyer earning less than £80,000
- ☑ Renting and have a good payment history
- ☑ In need of a home due to a relationship breakdown
- ☑ In need of a downsize

*Occasionally we can sell a lower share but conditions apply.



Why Shared Ownership?

Shared Ownership means...

- ✓ A smaller deposit
- ✓ A smaller mortgage
- ✓ Buying your dream home sooner than you think
- ✓ Paying for your future, not someone else's mortgage

Shared Ownership does not mean...

- ✓ Living with a stranger
- ✓ You can't sell your home
- ✓ Living in an undesirable area
- ✓ You can't make your house your own

Katie's story

Katie bought her dream home with Shared Ownership from WDH. As a self-employed beauty therapist and single mum, Katie knew she would struggle to buy her first home on the open market. We found Katie her dream family home in Outwood. Here's what she had to say...

"The house was perfect. It is spacious and built to a very high standard. I applied for Shared Ownership from WDH and was approved for a mortgage with Santander.

I think it's reassuring to know that most of the big lenders offer Shared Ownership mortgages. I would recommend Shared Ownership to anyone looking to get on the property ladder for the first time or after a break up. You get lots of advice and support and the aftercare is excellent."



How much does Shared Ownership cost?

Here is an example of how much buying your home using the Shared Ownership scheme could cost. This is based on a three bedroom semi-detached property.

Payment type	Open market	50% share
Total	£155,000	£77,500
Deposit	£15,500	£3875
Mortgage	£139,500	£73,625
Monthly mortgage payment	£824.82	£435.32
Monthly rent	n/a	£177.60
Monthly total	£824.82	£612.92

* Monthly mortgage payment based on a 25 year mortgage at 5% interest rate (interest rates may vary) with a 5% deposit paid. ** Rent and charges reviewed annually (including building insurance).

Just like buying any home, there will be costs to consider when you are first buying, these include:

- ☒ A minimum 5% deposit
- ☒ A £200 reservation fee
- ☒ Legal fees
- ☒ Mortgage application fees
- ☒ Mortgage payments
- ☒ Rent and service charges including buildings insurance
- ☒ Stamp duty (if applicable)

More questions

What will I own?

You will initially own 50% or 75% of your home (depending how much you could afford to buy) but you can buy more when you can afford to until you own 100% of your home.

Does Shared Ownership mean I have to live with a stranger?

No! The ownership of your home is shared with WDH unless of course you want to share your home with a family member or partner. You own a share of your home and can buy more when you can afford to.

Is it harder to get a mortgage for Shared Ownership?

No, lots of the high street banks now offer mortgages for Shared Ownership.

What happens if I want to sell my home?

You need to contact the WDH Sales and Leasehold Team and they will explain the process for selling your home and send you the relevant documents.

Can I make improvements or alterations to my home?

You can decorate your home but if you wish to make any major alterations then you will need to contact the Sales and Leasehold Team for further information.





Sales and Leasehold Team

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www.wdh.co.uk/AvailableProperties/SharedOwnership