

HomeBuy Direct Terms & Conditions

- This offer is only available on selected plots on selected developments.
- This offer is only available where the total income of the purchaser's household does not exceed £60,000 per annum.
- Purchasers are required to raise funding (this may include a mortgage and any deposit) of not less than 70% of the property purchase price (excluding any fees). The first charge on the property will be in favour of the mortgage company.
- A valuation of the property will be carried out on behalf of the mortgage company by an independent valuer – the valuer's decision is final.
- A Homebuy Agent (housing association appointed by the Government) will ensure that the purchaser satisfies the Homes & Communities Agency's (HCA) eligibility criteria for the HomeBuy Direct Scheme and check that the purchaser can afford and sustain home ownership. Your HomeBuy Agent will work to a guideline to ensure that your monthly outgoings are no more than 45% of your after-tax monthly pay.
- Once the purchaser's eligibility is confirmed, Broadgate Homes and the HCA will each provide equity loans to the purchaser of not less than 7.5% and not more than 15% of the purchase price subject to the terms of the equity loan agreement.
- These equity loans will be secured by second and third charges on the property ranking equally behind the first charge to the mortgage company. This is provided by a deed of priority which will be supplied to the purchaser's legal advisors as part of the conveyancing process.
- The equity loans provided by Broadgate Homes and the HCA will be interest free for the first 5 years. From year six interest will be payable by the purchaser at an annual gross rate of 1.75% of the outstanding equity loans. The interest charge will be raised by the increase in the Retail Price Index (RPI) published for the relevant year (if any) plus a further 1% in each subsequent year.
- The equity loans from Broadgate Homes & the HCA must be repaid within 25 years of legal completion of the purchase of the property – this is whether the property is sold or not.
- If the property is sold, the purchaser repays the mortgage without taking an alternative mortgage, is insolvent or defaults under the equity loan agreements, the equity loans must be repaid in full at that time.
- If the property increases or decreases in value the purchaser will pay Broadgate Homes and the HCA the same percentage of the new price of the property as the percentage the equity loans were of the original price. This means that Broadgate Homes and the HCA may be paid more or less than the original loan value.
- If the purchaser wishes to repay the equity loans to Broadgate Homes and the HCA this can be done with effect from 12 months from the date of legal completion. These payments can be made in full or by instalments, but must be based on the market value of the property at the time of the repayment. The purchaser will have to arrange and pay for the valuation at that

time. The minimum repayment allowed is 10% of the total market value and the minimum payment must be made to both Broadgate Homes and the HCA simultaneously.

- Detailed terms & conditions will be made available to the purchaser via their legal representatives during the conveyancing process.

For more information about HomeBuy Direct you can download the HCA HomeBuy Direct Buyers' Guide at www.broadgate-homes.com

Offers are on selected plots only and are subject to contract and status. This offer may not be used in conjunction with any other offer. Prices and details correct at time of going to press.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR EQUITY LOAN SECURED UPON IT.