

## Own Home Cymru buyers guide to purchasing:

At Enfys Homes, we are delighted to offer first-time buyers the opportunity to step onto the property ladder through the Own Home Cymru scheme. This innovative scheme allows you to purchase a new build home with as little as a 0% deposit, subject to lenders' criteria and credit checks. With no rent or interest to pay on the equity share, you will legally own 100% of your home, with Enfys Homes holding a 30% charge against the property. This is an exciting chance for you to realise your dream of homeownership.

This guide will walk you through the process of purchasing a home with us, providing advice on finances, legal matters, costs to expect, and what to look out for once you've moved in.

### STEP 1: FINANCIAL ADVICE

**Understanding Your Budget:** Before starting your search for a home, it's important to understand what you can afford. The Own Home Cymru scheme enables you to purchase a property with as little as a 0% deposit, but you will still need to meet lender criteria and pass credit checks. We strongly recommend speaking to a qualified mortgage advisor to ensure that you are financially ready.

A financial advisor will help you:

- Determine how much you can borrow, taking into account your income, outgoings, and any existing financial commitments.
- Understand your monthly mortgage repayments and what mortgage products are available to you.

**Mortgage and Funding:** Under the Own Home Cymru scheme, your mortgage will cover the 70% of the home's value that you are purchasing. Enfys Homes will hold the 30% charge on the property, but there will be no repayments or interest on that amount. However, should you decide to sell the property in the future, we will take a 30% share of the sale price, not the original price.

## STEP 1: FINANCIAL ADVICE

We recommend that you seek a lender experienced in working with shared equity schemes to ensure you receive the best possible terms.

**Additional Costs to Consider:** While the Own Home Cymru scheme reduces the barrier to entry, there are still other costs involved in purchasing a home:

- **Mortgage fees:** This may include arrangement fees, booking fees, or valuation fees, depending on the lender.
- **Solicitor's fees:** Legal fees can range depending on the complexity of your purchase.
- **Home insurance:** You will need buildings insurance as a condition of your mortgage, and contents insurance is highly recommended.
- **Stamp duty:** First-time buyers do receive some relief but it's important to confirm this with your solicitor.
- **Survey fees:** Lenders often require a survey before offering a mortgage, and these can cost between £200 and £1,000, depending on the type of survey.

## STEP 2: LEGAL ADVICE

**Choosing a Solicitor/Conveyancer:** Once you've secured your finances, you will need a solicitor or conveyancer to handle the legal aspects of purchasing your home. They will manage the exchange of contracts, ensure the title of the property is clear, and oversee the transfer of ownership.

Your solicitor will explain:

- **The ownership structure:** You will own 100% of the property, but Enfys Homes will hold a 30% charge on the property. It's important that you fully understand the implications of this arrangement.
- **The legal title:** Your solicitor will confirm that the property has no legal issues.
- **Conditions of sale:** Your solicitor will review and explain any conditions related to your purchase, including the 30% charge that Enfys Homes will hold.

## STEP 3: EXPECTED COSTS OF PURCHASING

In addition to your mortgage repayments, there are several other costs you should budget for when purchasing your new home:

- 1. Deposit (if applicable):** As a first-time buyer under the Own Home Cymru scheme, you may not need to pay a deposit, however, depending on your chosen lenders criteria one may be required.
- 2. Solicitor/Conveyancer Fees**
- 3. Stamp Duty**
- 4. Survey Fees**
- 5. Home Insurance**
- 6. Moving Costs:** This includes hiring a removals company, packaging materials, etc.
- 7. Furnishing Your Home:** Don't forget to budget for furniture and any home improvements you might want to make after moving in.

## STEP 4: WHAT TO EXPECT AFTER MOVING IN

**Warranty and Defects:** At Enfys Homes, we provide a comprehensive aftercare service:

- **Up to 2 years' defect cover:** This starts from the date of your sale completion and covers you for any issues arising from construction defects.
- **10-year warranty:** Your home will also be covered by a 10-year warranty through a reputable warranty provider (such as NHBC, LABC, or Premier Guarantee). This will protect you against significant structural defects and other major issues for the next decade.

**Property Maintenance:** New homes are generally low-maintenance, but there may be some minor issues as the house settles. This is normal and should be addressed promptly. For the first few months, it's common for things like doors or windows to adjust slightly due to the natural settling process of the property.

## STEP 4: WHAT TO EXPECT AFTER MOVING IN

### Living Costs:

- **Utilities:** You'll need to arrange for gas, electricity, water, and internet services in your name.
- **Council Tax:** Be prepared for council tax payments, which vary depending on the size of your property and location.
- **Ongoing Maintenance:** Regular maintenance checks on things like heating systems, plumbing, and appliances will help you keep your home in top condition.

## STEP 5: ADDITIONAL TIPS

- **Keep Records:** It's important to keep copies of all paperwork related to your purchase, including warranties, legal documents, and any communications with Enfys Homes.
- **Stay in Touch:** If any issues arise with your property within the first two years, please contact us right away. We are here to help.
- **Understand Future Resale:** If you plan to sell your home later on, keep in mind that Enfys Homes will take a 30% share of the sale price. It's always wise to seek advice from your solicitor regarding future sale terms.

## CONCLUSION

Purchasing a home with Enfys Homes through the Own Home Cymru scheme is a fantastic way for first-time buyers to get onto the property ladder. By taking the time to seek financial and legal advice, budgeting for the full costs of purchasing, and understanding your post-move-in obligations, you can enjoy a smooth and rewarding experience as a homeowner.

If you have any questions or would like more information, don't hesitate to get in touch with our team. We are here to help you every step of the way.