



## **Financial Assessment Process – Resale Shared Ownership**

### **Before You Apply**

Please check that you meet the Shared Ownership eligibility criteria:

- You must be at least 18 years old.
- Your household income must be under £80,000 (outside London).
- You cannot own another home — unless you are selling it.
- You must not be able to afford a suitable home on the open market.
- Household savings are considered on a case-by-case basis.

There are two approvals required to progress your application.

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#### **Step 1: Financial Assessment with New Homes Group (NHMH)**

You must complete an initial financial assessment with our external partner, The New Homes Group (NHMH).

This applies even if you do not need a mortgage.

What you need to tell them

- That you require an affordability assessment for a second-hand Karbon Homes property.
- The full property value.
- The share price and share percentage (e.g., 50%, 75%).

How to contact them

 Call: 01206 715415

Please ask for:

- Your reference number
- The advisor's name

This will help us locate your case more easily.

What happens next

- They will carry out the initial qualification assessment.
  - If you choose to apply for your mortgage through them, they may request additional documents.
  - Important: We may receive multiple applications.  
Even if NHMH approve you, Karbon Homes makes the final decision.
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#### **Step 2: Complete Your Application**

Please complete the attached application form and return it to:

 [kate.gunusen@karbonhomes.co.uk](mailto:kate.gunusen@karbonhomes.co.uk)

If You Are a Homeowner

To qualify, you must be:

- Purchasing the property as your only home.

- Proceedable — meaning your current home must already have a confirmed buyer (offer accepted).
  - Able to provide details of the equity you will receive from the sale.
- Please also note:
- Some apartment schemes do not allow pets — please check with Karbon Homes.
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## Contact

If you have any questions, please get in touch:

Kate Gunusen

Statutory and Leasehold Disposal Officer

 07507 790 569

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 [kate.gunusen@karbonhomes.co.uk](mailto:kate.gunusen@karbonhomes.co.uk)