



Rent to Buy

Here to help you onto the property ladder

Saving for your first home can be tricky. We're here to help.

Our Rent to Buy scheme allows you to receive a 20% reduction on the market rent of your home. This reduction is to allow you to save the deposit to buy your home outright after five years.

Shared Ownership

After 12 months of saving you also have the option to enter Shared Ownership. You can buy a share between 10% and 75% of your property, while still making the most of our reduced rent rate.

So, what do you need to qualify?

1. The property will be your only home. You must not own a property in the UK or abroad, currently or previously.
2. At least one member of your household needs to be in permanent employment.
3. Joint income must not exceed £80,000 per annum.
4. A financial assessment will be carried out, to ensure the property is affordable for you - the new rent must be less than 45% of your surplus income after all credit commitments and utility costs are met.
5. If your personal savings exceed 10% of the homes value your application may not be eligible, dependent on personal circumstances.

To be eligible for the Rent to Buy scheme, you must be a first time buyer having not previously owned their own home. You could still be eligible in some circumstances, for example due to a relationship breakdown.

Talk to us to find out more.

What happens if I don't buy my home after five years?

If for any reason after the five-year period you are unable to purchase your home outright or through Shared Ownership, you will be able to discuss staying in your home with us on an intermediate rental agreement basis. This means your rent may increase based on the deposit discount period coming to an end.

The aim of the scheme is to purchase your home, whether that is outright or through Shared Ownership. If you have not done so after 10 years, Karbon have the right to and may choose to end your tenancy.

Three simple steps to apply:

1. Fill in the Rent to Buy application form and return it to our Sales and Lettings Team.
2. An Independent Financial Advisor will get in touch and will need some documents from you.
3. Once you're financially approved, you can pick your new home based on current availability.

If more than one person over the age of 18 is living in the property, you will need to apply as a joint application and both applicants will need to be assessed.

To ensure an extra speedy process, we recommend you get your application over to us as quickly as possible.

What we need from you:

- If you are employed: your last three-monthly salary slips (or six weeks if you get paid weekly).
- If you are self-employed: your last three years of your accounts/SA302s.
- Proof of ID: passport/driving licence.
- Last three months' bank statements for all of your accounts.
- Credit files from both Experian and Equifax

You'll also need:

- Proof of employment, such as your annual salary or gross self-employed earnings.
- Information on any overtime, bonuses or commission you earn.
- Information on any payslip deductions such as childcare, pension etc.
- Information on any monthly commitments such as loans, credit cards or hire purchase agreements you may have.
- Information on any credit card balances.

Once the application process begins, you have five working days to provide us with all the above. If you're worried about your credit rating affecting your application, here's what you need to know:

- If you have had any CCJ's or defaulted accounts, these will need to have been settled in full before applying.
- If you are currently in an IVA/DMP, you will need to have 12 months or less on your remaining term to be considered for Rent to Buy. If you have been made bankrupt or have a DRO, you will need to have been discharged. The current stance from the lenders is that if you are currently in an IVA/DMP, you will not be accepted for a mortgage. If you are looking to move to Shared Ownership after 12 months or to purchase in full after five years, the remaining term of the agreement becomes crucial.
- If you have defaults on your accounts, they will need to be settled in full.

If there are numerous defaults over a number of years, you may not qualify due to spending habits.

- Applicants from outside of the UK should have UK residency. Applicants from elsewhere may experience issues regarding residency and qualification.

Worth knowing:

If the information you submit on your application form, is incorrect or cannot be evidenced, your application will be declined and you will be unable to re-apply.

Non-disclosure of any CCJ's, IVA's, debt or adverse credit will result in your application being closed immediately and you will not be permitted to re-apply for the rent to buy scheme indefinitely.

Please note, we can't hold a property for you, but you can choose from what we have available once your application is successful.

You'll be signing up for a twelve-month tenancy - we won't need a deposit.

The majority of properties are not carpeted. Flooring is provided in the kitchen, W.C., utility rooms and bathrooms.

If you are an existing Rent to Buy customer or have previously had a Rent to Buy home with Karbon Homes, you will not be given priority over those who have not yet had the opportunity to benefit from the scheme.



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