



Here to
help you
onto the
property
ladder...

karbon
living

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. You must be a first-time buyer having not previously owned your own home in the UK or abroad.*
2. At least one member of your household needs to be in permanent employment.
3. There is no maximum or minimum household income threshold applicable to Rent to Buy, however an affordability assessment will be carried out as part of the application process to ensure the property is affordable for you.

4. Applicants should be in a position that they are not able to afford to purchase a home outright on the open market primarily due to the lack of a sufficient deposit. All savings must be declared as part of the application so that they can be fairly assessed for eligibility. If your personal savings exceed 10% of the homes value, you may not be eligible for Rent to Buy.

*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 you'll need to provide to the Independent Financial Advisor

- 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.
- A copy of your credit files. The Independent Financial Advisor will let you know what information is required.

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

Rent to buy.

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 12 month tenancy - we won't need a deposit.

Properties are not carpeted. Vinyl flooring is provided in the kitchen, utility room, W.C and bathrooms where applicable.

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.

If your application is not approved, you will not be able to reapply for 6 months. In addition, we are unable to accept amendments to applications that have already been assessed.

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Karbon Homes is a charitable registered society under the Co-operative and Community Benefit Societies Act 2014. Registration No.7529. Our debt advice service is authorised and regulated by the Financial Conduct Authority (FCA) FRN 775843

