

MAKE YOURSELF AT HOME WITH SHARED OWNERSHIP

Leeds 
Federated

Need help? Email us today!
SALES@LFHA.CO.UK



Is it time to get somewhere to call your own?

Finding a new home is exciting, but we understand it can feel overwhelming, there's lots of information and legal terms to understand.

Take a look through our guide to see how owning a home could be within reach and get ready to say hello to your own space, stability and that new home feeling.

And don't worry, our dedicated team is on hand to offer clarity and support; so you can make yourself at home.



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Can you explain what shared ownership means?

Sure! Shared ownership is an affordable way to get onto the property ladder, without a large deposit.

You buy a percentage of the property, between 10%-75%* and pay rent on the rest. This means a smaller deposit and mortgage.

Buy the rest of your home over time.

Shared ownership allows you to buy more of your home, up to and including 100% (a process called staircasing)

Do this when you're ready, or not at all, it's up to you!

View our available properties
WWW.LFHA.CO.UK

*Minimum shares vary across developments

An example of costs

It's more affordable than you may think! Take a look at an example below.

Payment	Open Market	Shared Ownership 50%
Total	£200,000	£100,000
Deposit	£20,000	£5,000
Mortgage Size	£180,000	£95,000
Mortgage Repayment	£1053*	£556*
Rent	N/A	£229.17
Monthly Total	£1053	£785.17

*Mortgage based on 5% interest over 25 years

Your eligibility

- 1** You have a household income under £80,000
- 2** You own no other property, UK or abroad
- 3** You have a relevant deposit and can afford the monthly repayments



And one of the following applies to you:

- ✓ you're a first-time buyer
- ✓ you used to own a home but cannot afford to buy one now
- ✓ you're forming a new household - for example, after a relationship breakdown
- ✓ you're an existing shared owner, and you want to move
- ✓ you own a home and want to move but cannot afford a new home that meets your needs

Want to know more? Visit our website
WWW.LFHA.CO.UK

Shared Ownership MYTHBUSTERS

- **Do I have to share with someone else?**
No! You're sharing ownership with Leeds Federated.
- **I'm still restricted in making it feel like my home?**
No! You can decorate, hang pictures, put down the perfect flooring or indulge your green thumb and garden how you like. Only certain changes require our permission.
- **I'm stuck with shared ownership.**
No! You can sell your property at any time, or staircase up to full ownership.
- **I'm not eligible, I've owned a home before.**
It's not just for first time buyers, as long as you don't own a property when your sale completes you could be eligible.
- **I earn too much to be considered.**
With a generous household income allowance of £80,000 more people are eligible than you may think.

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