

If you can afford to rent you can buy with Joint Equity

HOW IT WORKS

Joint Equity operates a home co-ownership scheme. As the occupier (the Resident Partner) you will own 50% of your property, the other 50% being owned by a Joint Equity Investment Partnership (JEIP).

We purchase our 50% share of each property in cash. You will pay a minimum deposit of 5%. With our combined deposit of 55%, we are in a strong position to obtain mortgages for those currently living with family members and anyone in rented accommodation. We welcome first-time buyers, the divorced and separated, and the "retired and renting" sector.

Renting vs Buying your own home: You told us what really worries you.

We asked what you did not like about living in rented accommodation and buying your own home and you said:

- X Lack of security – as your tenancy nears the end of its term, do you worry that your landlord may evict you? Or increase your rent?
- X "Making a house into a home" is difficult when renting: that feeling that the landlord can enter your property almost at will.
- X Dealing with arrogant and insensitive estate agents.
- X House sellers arguing over price.
- X Finding a solicitors and dealing with all that legal-speak.
- X Arranging the many things that need to be done.
- X Its lonely with no one "on your side".

We listened, we heard you and we agree.

Joint Equity will be your partner, not your landlord.

- ✓ You are the co-owner of the property. You have the legal right to stay in your home for as long as you desire.
- ✓ All costs are known to you beforehand

Joint Equity offers a full negotiation service.

- ✓ There is no need for you to talk to an estate-agent or even the house seller should you not wish to. And of course, if we can negotiate a lower purchase price we both share in the gain!

Joint Equity have their own team of solicitors and mortgage advisors.

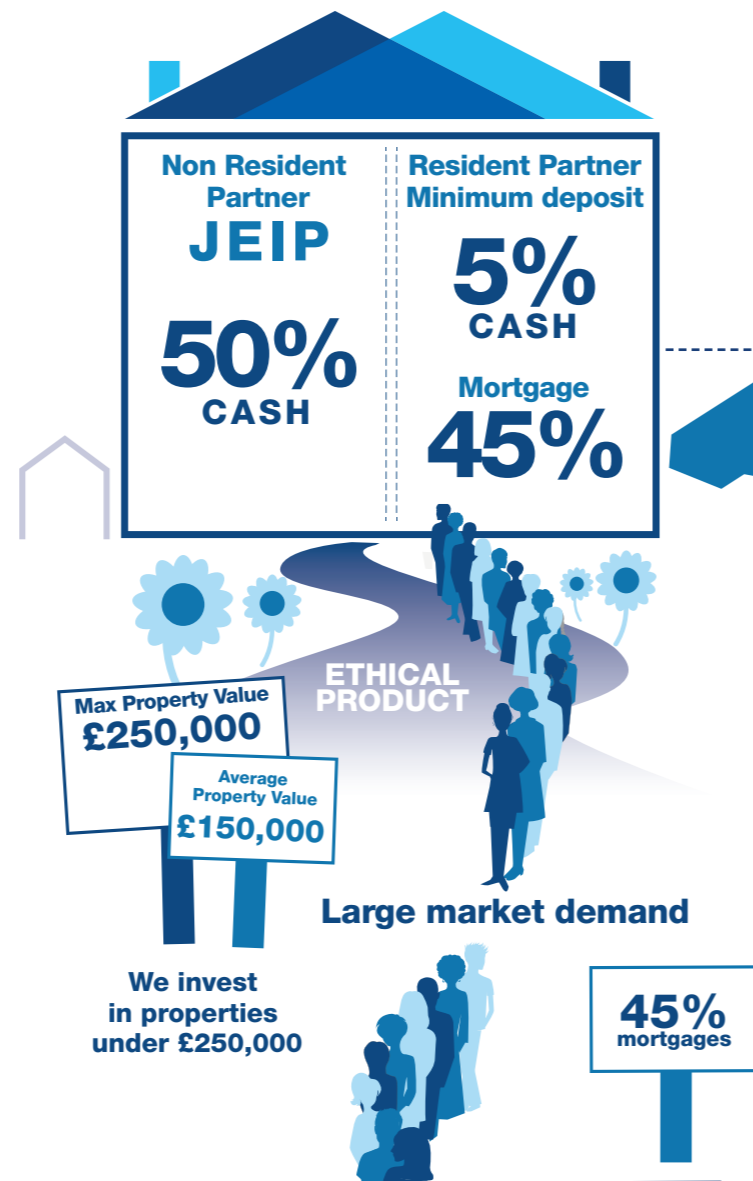
- ✓ All are highly experienced in the Joint Equity purchase process.

A Personal Joint Equity Manager is appointed to each and every new Resident Partner.

- ✓ They are available help, advise and discuss any matters, any time.

We are you Partner and definitely - On Your Side

- ✓ We are with you when you look for and buy your home.
- ✓ When you live in your home.
- ✓ When you finally want to move and sell your Share.



Do you want to choose the house that will become your home?

- We invest in properties up to a purchase price of £250,000.
- We operate in all English counties (and in Scotland subject to available mortgage products).
 - There is no Government or housing association involvement.
 - You do not have to select from a list of "approved properties".
 - You do not have to search in restricted areas.
 - You find the neighbourhood you want to live in, you select the exact property that you want to live in, and then we join forces with you to buy it.
- You are the co-owner of the property. You have the legal right to stay in your home for as long as you desire.
- Value-added improvements? If you wish to make them, Joint Equity will help financially.
- Property problems? Joint Equity have experts available to help and advise.
- If you decide one day to move on, Joint Equity will almost certainly purchase your 50% share, making it a fast and easy process for you.
- However, we have no legal right to perform 'property inspections' or to enter your home.
- With Joint Equity, we like to think that together we share the ownership of the property, but the security and privacy of "the home" is one hundred percent your own.

Your first step is to register as a Resident Partner.

- Our Partner Application Information form is simple and quick to complete.
- This tells us all we need to know to provide you with an illustration of all the costs that will be involved.
- You may then make as many "What if?" calculations as you like. At this stage, there is no credit check or creation of a credit agency footprint.
- Once you have found a house-price that fits your monthly budget, hit "Make Application."
- Approval is usually very quick, and then you are in a position to make or confirm an offer on your dream home.

How much will this cost me?

- The house purchase price – our negotiators can help you purchase the property for the best possible price. Joint Equity will then pay half of that in cash, and you will be responsible for the other half.
- You will need a minimum deposit of 5% of the property purchase price.
 - For instance, if the property is bought for £150,000, you would need a minimum deposit of £7,500.
- The remaining 45% of the original purchase price you will then settle via monthly mortgage repayments.
 - In our example above, with a purchase price of £150,000, your 50% share will have cost £75,000. If you paid the minimum deposit of 5%, i.e. £7,500, this would leave you requiring a mortgage of £67,500.
- You can choose any mortgage product you like. You can choose a regulated mortgage advisor from our panel, and take advantage of their experience in Joint Equity purchases, or look for one of your own.
- Want to pay more than a 5% deposit? No problem. You can pay any amount you like in cash, up to your full 50% share.
- The other expenses of purchasing a home – again, Joint Equity will pay half of most of these expenses.
 - For instance, we will pay half of any stamp duty and half of the annual buildings insurance. We will even organise that insurance for you.
- All of the costs involved are clearly laid out in our Joint Equity Partners Contract, a copy of which can be downloaded and read at any time.

Why not learn more about Joint Equity?

- Our first ever Resident Partner is still with Joint Equity. She is happy to give you a full and unbiased opinion of her experience. Click here to listen to what she has to say.
- To see other Joint Equity videos, click here.
- www.jointequity.co.uk is the official Joint Equity website. There you will find dozens of pages of information as well as being able to download the Partners Contract.
- partners@jointequity.co.uk gives you a direct line to ask us anything you wish about Joint Equity.

What are the legal bits?

- You must read and sign the Joint Equity Partners Contract.
- A conveyancer from the Joint Equity approved list is then appointed, jointly by you and us.
- A survey of the property is made.
- Once the purchase process is complete, you can move into your own home.

Why do Joint Equity do this?

- Each Joint Equity Investment Partnership invests in around forty-five to fifty properties similar to your own.
- We aim to keep our share of each property for at least 25 years. We are looking for good properties that will increase in value, and good Resident Partners who will look after those homes and stay with us.

Need more information?

The Joint Equity website has dozens of pages of information www.jointequity.co.uk, the Partners Contract is available for download, and we are here to answer any specific questions. partners@jointequity.co.uk

Over a thousand Resident Partners have registered with Joint Equity. JOIN THEM NOW and become another home owner in partnership with Joint Equity.



CONTACT US