



Open Market HomeBuy

There are currently two Open Market Homebuy schemes available in the region. The first, MyChoiceHomeBuy, is offered by a consortium of housing associations mainly based in the greater south east England, each one of which is an equity loan provider in its own right. The second, Ownhome, is offered by Places for People (a national housing association) in partnership with Co-Operative Financial Services. These products are described in brief below;

MyChoiceHomeBuy equity loan product

You can buy a new or second hand home on the open market. The scheme funds a minimum of 15% and up to a maximum of 50% of the price/value of the home (whichever is the lower). You can pay a deposit on the home but this is not essential. You can obtain a conventional mortgage from any qualified lending institution (a qualified lending institution is one regulated by the Financial Services Authority).

You will need to pay interest on the equity loan on a monthly basis. This will not exceed 1.75% of the amount of the equity loan in year one, rising annually by the Retail Price Index plus 1%.

Ownhome equity loan product

You can buy a new or second hand home on the open market. The scheme funds a minimum of 20% and up to a maximum of 40% of the price/value of the home (whichever is the lower). You can pay a deposit on the home but this is not essential. You will be required to obtain your conventional mortgage from the Co-operative Bank in the first instance. However, you will be able to re-mortgage with another qualified lending institution in accordance with the terms of your initial mortgage agreement.

You will not pay interest on the equity loan for the first 5 years. For years 6 to 10 the equity loan is subject to a fixed interest rate of 1.75% per annum, and from year 11 it is a fixed interest rate of 3.75% per annum.

Please contact the NomadE5 Homebuy Team to get more detailed information and to enquire about the current availability of funding for this scheme.



For further information on any of the Homebuy products please contact the NomadE5 Home Ownership team on Tel: 0191 292 2749 or by e mail to nomad.homebuy@nomade5.co.uk.