



# Home Ownership Made Easier.

Pay your rent.  
Buy your home.  
No deposit needed.



[www.help-to-own.com](http://www.help-to-own.com)

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# My Generation.

Help to Own is a My Generation Asset Management Ltd. product.

The founders of My Generation have decades of experience working with public and private partners to find solutions to development and regeneration challenges in England.

The team bring a wealth of experience from an array of sectors including corporate finance, housing, property investment and fund management.

This blend of commercial expertise and public sector synergy allows My Generation to develop innovative solutions addressing some of the most crucial issues in UK markets today, seeking successful outcomes for all stakeholders.



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## Partners.



**West Midlands**  
Combined Authority

The West Midlands Combined Authority (WMCA) is a collaboration of 18 local authorities and four Local Enterprise Partnerships (LEPs), working together to move powers from Whitehall to the West Midlands.

[www.wmca.org.uk](http://www.wmca.org.uk)

City of Wolverhampton Council's vision is for the city to be an excellent place to do business, work and live.

Our Council Plan 2019-2024 was developed with the people of the City of Wolverhampton at its heart. We have engaged to understand their key priorities and the outcomes they want to see. Our plan reflects their views and is the blueprint by which the Council operates. We are focussed on delivering what matters most to local people and businesses.

[www.wolverhampton.gov.uk](http://www.wolverhampton.gov.uk)

WV Living is a Wolverhampton based developer established by the City of Wolverhampton Council to lead the development of new homes in our city.

[www.wvliving.co.uk](http://www.wvliving.co.uk)



# What is Help to Own?

Help to Own lets you rent a quality new-build home for the long-term. As you make your monthly payments you build up a Loyalty Premium, which you can take as cash if you leave the scheme within 20 years. On your 25th anniversary you can buy your home for £1.



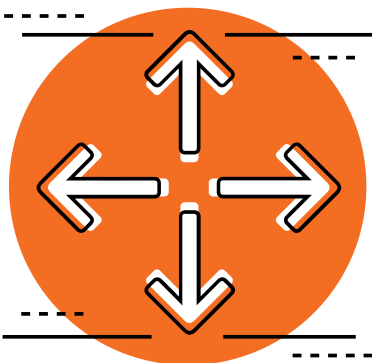
## Your home.

Rent a quality new-build home that you're free to decorate and live in long-term, with responsibility for maintaining it like a homeowner would.



## Your deposit.

As you pay your rent every month you'll build up a Loyalty Premium, which you can use towards buying your home.



## Your choice.

Leave at any time and take the Loyalty Premium as cash. Stay in the scheme and you'll have options to buy your home, or move to another Help to Own property.

# How it works.

## Find a home.

Find your perfect home on one of our beautiful new-build developments. Choose from a range of 2-bed, 3-bed and 4-bed homes and enter into a 20 year tenancy agreement. Decorate the home to make it feel like yours and maintain it like a homeowner would.

During your tenancy, you will pay a monthly baseline rent. Every year your payments will increase by no more than the rate of inflation (RPI) or 1.75% (whichever is higher). The intention is that as long as you keep to your lease terms the majority of this increase goes into your Loyalty Premium.

At the end of the initial tenancy you will be able to use your Loyalty Premium and opt to take a further 5 year tenancy with the intention on your 25th anniversary you can buy your home for £1.

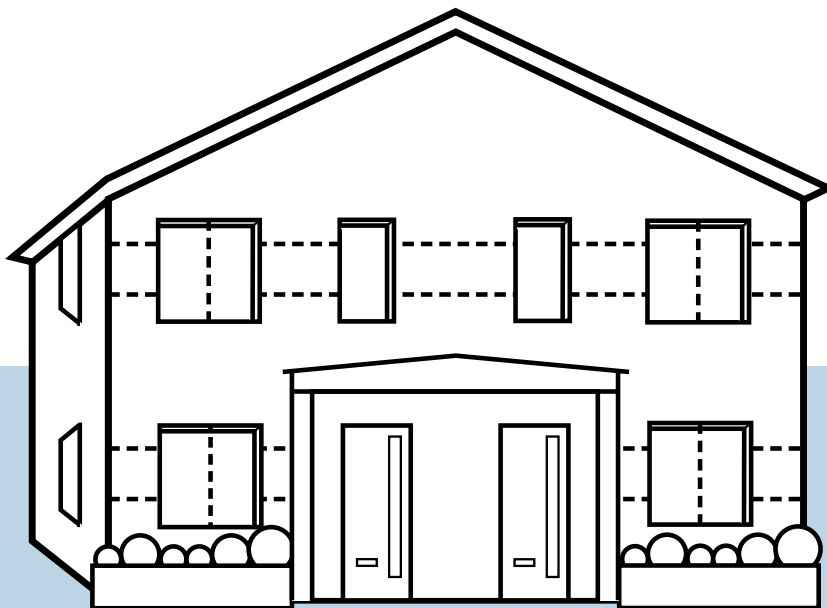
## No deposit.

You don't need a deposit to sign up and the only upfront cost is a £1,000 application fee. Applicants will also need to pay a Solicitor to register the tenancy at the Land Registry, which we can assist with. A small stamp duty payment may be payable for a minority of applicants.

## Your choice.

You can leave the scheme at any time by giving 3 months' notice, and if you leave during the 20 year lease you can take the value of your Loyalty Premium with you, with no penalties.

You can also decide to stay in the scheme and move to another Help to Own property (subject to availability).



# Who's it for ?

Help to Own is for anyone that is struggling to get on the property ladder.

If you don't already own a home and can pass suitable credit and affordability checks then you're eligible for Help to Own.

Whether you're an individual, a couple, or family, Help to Own can help you build a cash deposit whilst living in a beautiful, high-quality new build home.

Already started saving? Great! As long your savings don't exceed 10% of the value of the property you want to rent you're eligible for a Help to Own property.

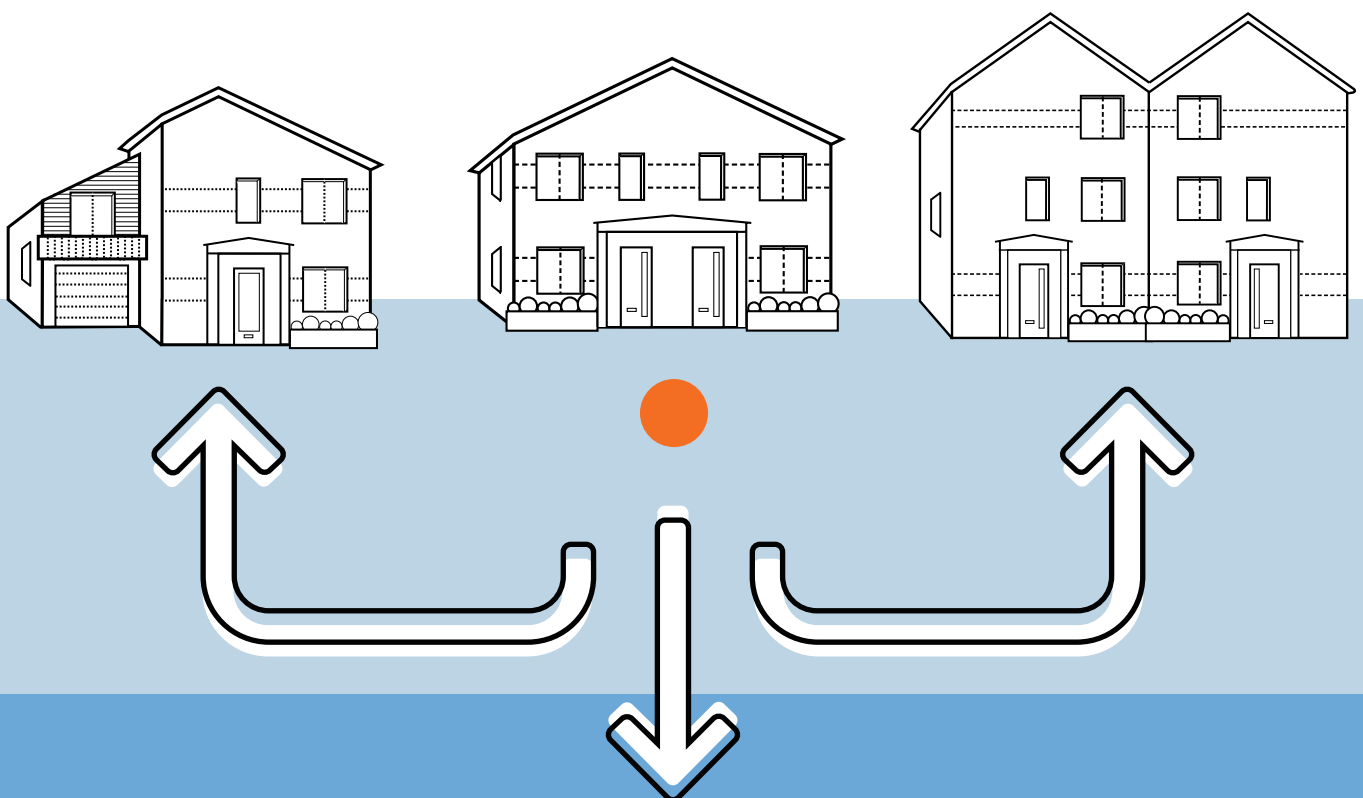
# Your choice.

We understand life isn't predictable, therefore if your circumstances change, Help to Own gives you the flexibility of choice.

Need an extra bedroom as your family grows? No problem. You can move between Help to Own homes easily, subject to availability and checks.

Want to leave the scheme? With three months' notice you can leave your tenancy agreement and take the Loyalty Premium you've built up as cash.

Want to buy your home? After your initial tenancy you'll get options to purchase your home using your Loyalty Premium as a deposit. Take a further 5 year tenancy with Help to Own and after which, if you have kept up with payments and terms, the house is yours for £1.





# Your home.



With the roll out of the Help to Own scheme, you will be able to find your perfect home on one of our beautiful new-build development sites. As a Help to Owner you will be able make it feel like yours, decorating, furnishing and maintaining it as a homeowner would.

Under the scheme, you enter into a tenancy agreement to renting your home for 20 years with the option for a further tenancy of 5 years and options to buy your home outright along the way. The intention is after the full 25 years, having followed all terms, the home is yours.



Your home comes with a modern, fitted kitchen and bathroom, is centrally heated, double glazed and energy efficient in its design. All rooms are painted in white ready for you to move in and start decorating to your own tastes.



Help to Own homes are covered under a 10 year NHBC warranty (or equivalent), so you can sleep soundly that your new-build home is protected.

Whether you're an individual, a couple or family, there is plenty of space for everyone. Even the dog can make himself at home\*.



If you have found your perfect Help to Own home or require further information, visit our website and get in touch.

Help to Own is Home Ownership Made Easier.



\*Pets allowed with prior written permission.

# Loyalty Premium.

Your annual rent increase will never be more than RPI or 1.75% (whichever is higher), and the majority of that increase goes into your Loyalty Premium. You can take the Loyalty Premium as cash if you decide to leave the scheme within the 20 year tenancy.

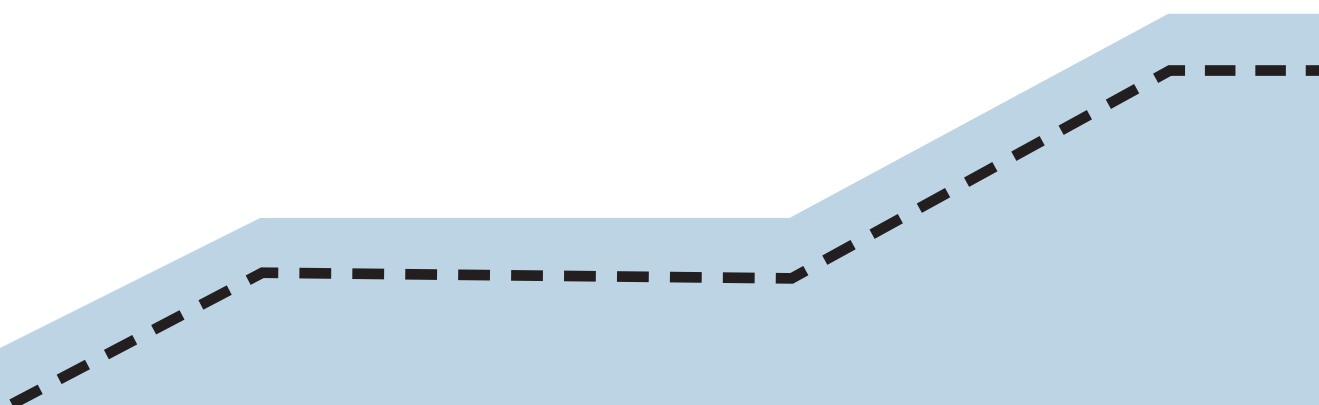
If you're still in the scheme at the end of your 20 year tenancy then you can use your Loyalty Premium (assuming there are no deductions) to take a tenancy for a further 5 years.

At the end of the 5 year tenancy, provided you have paid your rent throughout the 25 years and kept to the terms of the option agreement, you have the option to buy your home for £1.

## Example Loyalty Premium\*.

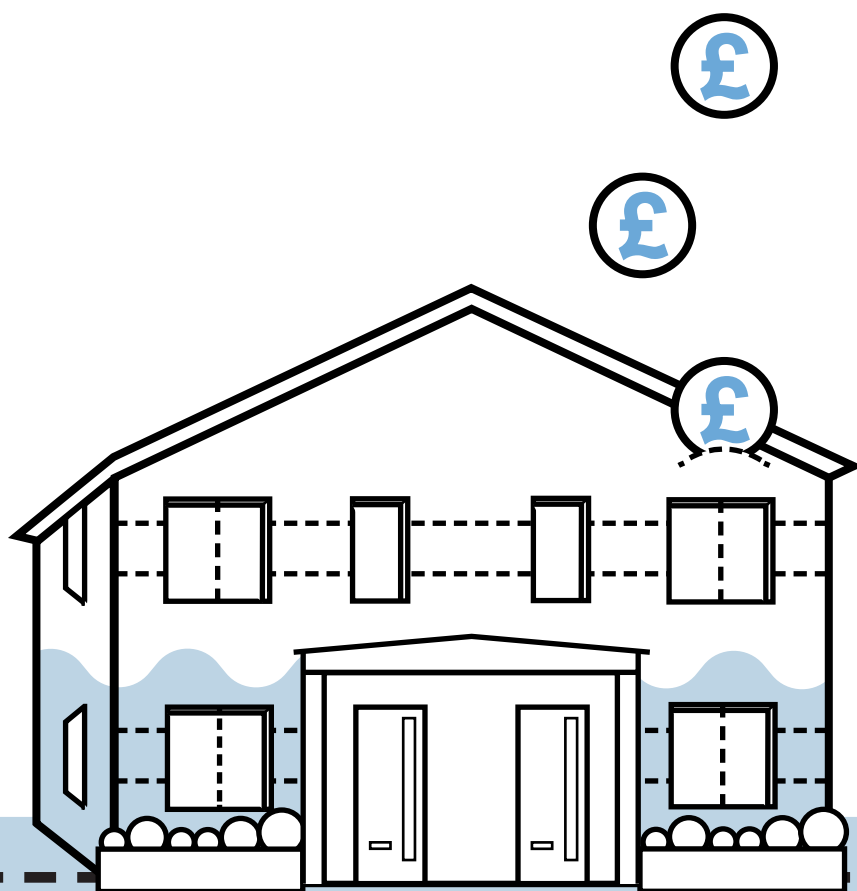
	Monthly Baseline Net Rent (excluding operational costs)	Annual rent increase - RPI or 1.75% (whichever is higher)	New monthly payment	Loyalty Premium balance
Year 1	£500	Nil	Nil	Nil
Year 2	£500	RPI = 3%	£515	£180
Year 5	£500	RPI = 3%	£563	£1,855
Year 15	£500	RPI = 3%	£756	£21,593
Year 20	£500	RPI = 3%	£877	£41,222

\*Illustrative purposes only.





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No deposit needed.**



# FAQs.

## What is HTO?

Help to Own lets you rent a quality new-build home. You enter into a 20 year tenancy agreement with the option for a further tenancy of 5 years. There are also options to buy the home.

As you make your monthly payments you build up a Loyalty Premium, which at 20 years you can use to take a further tenancy of 5 years leading to the option to buy your home for £1 (assuming no deductions and you have kept to the terms of the agreements).

You can also take the Loyalty Premium as cash if you leave the scheme anytime before the end of the 20 year period.

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## Who can access HTO?

Anyone who is creditworthy – meaning the monthly rental cost of the property is no more than 40% of their total household income. Applicants should not already own a property or have a deposit in excess of 10% of the value of the property they want to rent.

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## Am I locked in?

You can leave the scheme at any time by giving 3 months' notice (all tenants must sign).

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## Are there any upfront costs?

If eligible for the Help to Own scheme, you will pay a £1,000 application fee to cover the cost of processing your application, plus you will also have to pay the cost of a solicitor to register your tenancy at the Land Registry. Help to Own will offer a panel of solicitors for you to choose from or you can use your own.

For some applicants there may also be a small Stamp Duty payment required, based on current Stamp Duty Land Tax thresholds. This will be calculated and explained to you as part of the application process.

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## How much will the home cost me each month?

We undertake an independent evaluation and will let you know what your rent will be before you pay the application fee. This is your base rent.

There is also a monthly service charge which covers the maintenance of the common areas on the development as well as buildings insurance for your home.

All energy costs and any council tax are your responsibility also. In short you will have all the responsibilities of a homeowner.

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## Can I sublet my home?

No (but you will be able to take in a lodger).

**Will my monthly payments go up?**

Your base rent will increase annually. Your base rent will never increase by more than RPI or 1.75% (whichever is higher), and the majority of that increase goes into your Loyalty Premium.

The monthly service charge and buildings insurance will also be assessed annually.

**What is Loyalty Premium?**

The majority of your annual base rent increase goes into your Loyalty Premium. At the end of the initial tenancy you can use your Loyalty Account (assuming there are no deductions) to take a tenancy for a further 5 years.

At the end of that tenancy, provided you have paid all the rent payable throughout the 25 years, you have the option of buying the home outright using your Loyalty Premium plus a £1 fee.

You can also take the Loyalty Premium as cash if you leave during the first 20 year period.

**Are there penalties leaving the tenancy early?**

No. There are no penalties leaving the scheme provided 3 months' notice is given.

**What am I responsible for as a Help to Owner?**

You are responsible for keeping to the terms of your tenancy agreement this includes maintaining your home.

You will be responsible for maintaining of your home. Help to Own's new-build homes are also covered under a 10 year NHBC warranty (or equivalent).

You will pay a service charge each month to cover the cost of maintaining the common areas of the development as well as buildings insurance for your home.

You are responsible for the insurance of the contents of your home.

**What if my circumstances change?**

You can leave the scheme by giving three months' notice (all tenants must sign). There are also options to transfer to a different Help to Own property, subject to availability, if you want to stay in the scheme.

**Can I decorate?**

You are allowed to make cosmetic changes to your home. The property will be checked twice a year to ensure that changes are within the terms of the tenancy agreement.

**Can I have pets?**

Yes, with our permission.



**Find out more information  
and apply online.**

[www.help-to-own.com](http://www.help-to-own.com)



The Help to Own scheme is in development and the information provided on its website and collateral is subject to change. To be part of the Help to Own scheme tenants are responsible for keeping to the terms of their tenancy agreements and option agreement. Copies of all agreements will be provided prior to payment of your application fee and you should take legal advice at your own cost before signing. You as the tenant are responsible for the maintenance of your Help to Own Home for the first 20 years; if you don't do this we will carry out the repairs and you will have to pay us back; checks will be carried out regularly.