

**Available to teachers in England & Wales
as well as ALL BUYERS in the BH & DT postcode areas**

Deposit may not be required with a FirstBuy mortgage from Teachers

Teachers Building Society has been helping teachers onto the property ladder for over 45 years and our mortgage service is also now available to all in our local area. We understand that providing a sizeable deposit is a barrier for many people who want to own their own home. That's why we welcome applications from teachers and BH/DT residents purchasing a property through the Government's **FirstBuy** scheme.

How does it work?

FirstBuy allows you to buy a newly built home on a designated development with the assistance of two equity loans. One loan is from the Government, the other loan is from the Developer.

These two loans combined can cover up to 20% of the total purchase price, and Teachers Building Society can provide a mortgage for the remaining 80% of the purchase price, subject to approval. Repayments on the mortgage will be made in the usual way, with nothing payable on the amount that the Government and Developer contributed for the first five years.

After these five years, you will start to pay a small annual fee on the two equity loans.

Who is eligible?

Eligibility is based on a household income of £60,000 or less and applicants will also be subject to an affordability check to assess the size of equity share they are able to afford and sustain.

FirstBuy Mortgages from Teachers

Teachers Building Society has launched two new products for the FirstBuy scheme:

- 5.49% 3 year variable rate mortgage which will be followed by the Society's Standard Variable Rate (SVR), currently 4.99%, for the rest of the term. **The overall cost for comparison is 5.3% APR.** The maximum Loan to Value ratio is 80%. An arrangement fee of £799 is payable and early repayment charges will be applied during the discounted rate period but will be waived if the Society raises its SVR more than the Bank of England Base Rate increase.
- 4.09% 3 year discounted variable rate mortgage which will be followed by the Society's Standard Variable Rate (SVR), currently 4.99%, for the rest of the term. **The overall cost for comparison is 5.0% APR.** The maximum Loan to Value ratio is 75%. An arrangement fee of £799 is payable and early repayment charges will be applied during the discounted rate period but will be waived if the Society raises its SVR more than the Bank of England Base Rate increase.

What about selling?

If you purchase a property via the FirstBuy scheme and later need to sell it to relocate or upsize, the home can be sold on the open market without restriction after 12 months. Upon completion, the equity loan would be repaid by way of a share of the proceeds. If the value of the property has increased by the time of sale, you, the developer and Government will all share in this increase. If the value of the property has gone down, the Government and developer will only share the sale proceeds left over once the mortgage has been repaid.

This percentage contribution must be repaid when the property is sold or after 25 years (whichever is earlier).

Example		
Open market price of new home	£200,000	100%
FirstBuy purchaser affordable mortgage through Teachers Building Society	£160,000	80%
Agency and housebuilder assistance 20% equity loan (via 2 equity loans at 10% each)	£40,000	20%

Our experienced and friendly team of mortgage consultants are ready to discuss your circumstances and assess affordability. We treat our customers as individuals, assess each case on its own merits and have a long history of dealing with such Government schemes.

Call **0800 378 669** or visit www.teachersbs.co.uk to find out more.

Your home may be repossessed if you do not keep up repayments on your mortgage.