



EASY  
MOVE

# SHARED EQUITY PLAN

*from*

**Muir**<sup>TM</sup>

**HOMES**

**No interest payable**  
for 10 years

---

On **selected plots**

---

**Minimal Deposit**  
required

---

**No rent to Pay** - this is  
not shared ownership

---

Subject to terms and conditions.

Your home may be repossessed if you do not keep up repayments on your mortgage. Be sure that you can afford the repayments before entering into a credit agreement. Mortgage available subject to status. Available on selected properties for a limited period only



*Making New Homes  
More Affordable*

# EASYMOVE SHARED EQUITY PLAN

- No interest payable for 10 years
- On selected plots
- Minimal Deposit required
- No rent to Pay - this is not shared ownership

## Key Features

You will own 100% of the property and will be responsible for 100% of all normal running costs including, buildings and contents insurance, factors charges, utility bills, council tax, telephone bills, property maintenance and repairs etc.

The Muir Homes **EasyMove Shared Equity Plan** allows you to pay a percentage of the purchase price with the remaining balance being provided as shared equity based loan by Muir Homes for a maximum period of 10 years. (Please ask our Sales Advisor for details of available rates)

### Q. Do I need a deposit to secure my plot?

A. Yes, a reservation deposit is required to secure your plot thereafter a missive deposit is due when concluding missives and then both payments are deducted from the cost of your property at legal completion. (Please ask our Sales Advisor for details as these vary between developments)

### Q. Can I use my own lender?

A. No - the Plan operates via a Financial Services Provider.

### Q. Can I purchase on a "Buy to Let" basis?

A. The Plan is not available for this purpose

### Q. Is EasyMove available on all properties?

A. It is available on selected properties. Please ask our Sales Advisor for details.

### Q. Can I sell the property within the ten year period?

A. Yes, simply return the equity loan percentage of the **MARKET VALUE** of the property if you sell earlier or within the 10 years.

*Example:*

*On a three bedroom home originally purchased for £168,500 on shared equity and now valued at £175,000, repayment of the **EasyMove Shared Equity Plan** is based on the current market value.*

<b>Original Purchase price</b>	<b>£168,500</b>
85% purchased by client	£143,225
15% EasyMove Shared Equity Plan	£25,275

<b>Current Market value</b>	<b>£175,000</b>
85% purchased by client	£148,750
15% EasyMove Shared Equity Plan	£26,250

N.B. Any survey/valuation will not include the value of any external home improvements e.g. conservatories or extensions. The decision of the surveyor is binding on both parties.

### Q. Are any charges applied when settling the EasyMove Shared Equity Plan?

A. Yes, the cost of the valuation survey and any legal fees will be added to the amount due. This also applies should part payment be selected.

### Q. How do Muir Homes secure or protect their EasyMove Shared Equity Plan?

A. A second charge is secured on the property.

### Q. How do I reserve?

A. Simply contact our Sales Advisor, complete a Reservation Form and pay your deposit. Thereafter our appointed Financial Services Provider will contact you by telephone within 24 hours.

### Q. How do I fund a purchase?

A: The Muir Homes **EasyMove Shared Equity Plan** is subject to qualification by Muir Homes' approved financial advisers. Muir Homes cannot provide any financial advice. However we do have Independent Financial Advisers who are familiar with the Muir Homes **EasyMove Shared Equity Plan** and we will put you in touch with them. They can help you find a suitable mortgage for the main part of the price (which your bank or building society will secure by a first mortgage on the property).

N.B. your bank or building society will require a 5% deposit. The Muir Homes **EasyMove Shared Equity Plan** will cover the remaining share of the price.

### Q. Are there any other conditions?

A: The Muir Homes **EasyMove Shared Equity Plan** is plot specific and subject to status. The Muir Homes **EasyMove Shared Equity Plan** cannot be used in conjunction with any other offer. Muir Homes reserves the right to withdraw the Muir Homes **EasyMove Shared Equity Plan** at any time. Credit is available subject to security and status. Credit provided by Muir Homes, Muir House, Belleknowes Industrial Estate, Inverkeithing, Fife, KY11 1HY. Muir Homes reserves the right to decline your credit application. Loan terms and full conditions apply; full details and written quotations are available on request. Missives to be concluded within 28 days and completion/settlement as specified.

The full equity share loan is repayable on the sale of the property. Should you wish to repay all or part of the loan this can be done at any time within the 10 year period, provided the full amount is repaid by no more than four instalments.

Full settlement of the equity share loan must be made no later than 10 years from the date of settlement of the purchase.

#### Subject to terms and conditions.

Your home may be repossessed if you do not keep up repayments on your mortgage. Be sure that you can afford the repayments before entering into a credit agreement. Mortgage available subject to status. Available on selected properties for a limited period only.

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

