



KEY FACTS

Dynamic Ownership

Buy a home with up to five others by getting a joint mortgage as co-owners. Together, you can boost your buying budget and get on the ladder sooner. Also called tenants in common, each owner can own a different sized share of the home. This allows you to buy with friends or siblings as an alternative to renting. How much each person contributes to the deposit and repayments is tracked over time – so it’s clear who owns what.

 Suitable for buyers and movers

 Buy a home with a 5% deposit

 Everyone must pass affordability checks



Eligible properties

All

New-builds, flats & older properties. Maximum loan size for new build houses is £500,000 with 90% LTV. For new build flats, maximum loan size is £1,000,000.



Minimum deposit

5%

10% for new-builds houses or 20% for new-build flats



Maximum mortgage term

40 years

Or the oldest borrower age 85 at the end of the term



Fixed rates available

2, 3 & 5 years

Fixed rate only.

Benefits



Get on the ladder sooner

On average it takes 8 years to save up for a deposit. By pooling your savings together with friends or siblings, you can put down a larger deposit and get on the ladder quicker.



Increase your buying budget

With more people on the mortgage application, your total income will be higher. This will likely mean lenders will be more willing to let you borrow more for a mortgage, boosting your buying budget.



Build up individual equity, instead of renting

If you and your friends or siblings are currently renting, buying together can allow you to build up equity in a home you co-own. So down the line, you'll have built up your own property wealth, instead of paying your landlord’s mortgage.



Both first time buyers and movers are eligible

Unlike some buying schemes, Dynamic Ownership can be used by both first time and second time buyers.



You have control over your share

As each co-owner has individual equity in the home, they have full control over their portion. They can choose to sell up, or pass it to others in their will, without forcing the other owner(s) to do the same – as long as the remaining owners can afford the mortgage without you.

Risks and considerations



Everyone on the mortgage is liable for the debt

While not every co-owner needs to contribute to the monthly repayments, all applicants are jointly liable for the mortgage. So if you default, your fellow co-owners will be legally responsible for the payments.



Each joint owner will go through full affordability

All applicants will go through a mortgage affordability assessment to ensure they can afford the mortgage. This includes providing proof of income, identification and a credit check.



Applicants’ age impacts eligibility

The Applicants’ maximum age at the end of the mortgage has to be typically between 75–85 years old. This means if your co-owners are over the age of 60, monthly repayments can become unaffordable.



“If you and your friends or siblings want to get on the ladder but can’t do it alone, Dynamic Ownership could be a perfect fit.”

Geraldine Mortgage Broker at Tembo

The application process

1

Make a Tembo plan

In under 10-minutes we’ll check your eligibility for a Dynamic Ownership mortgage as well as our other buying schemes. Plus you’ll get a personalised mortgage recommendation including interest rates and repayments.

2

Talk to an expert

Book a call with our mortgage experts to complete the qualification process. We’ll cover any questions you might have about Dynamic Ownership and any other schemes.

3

Apply for a mortgage

Once you’ve found a property, your dedicated advisor will undertake full affordability and submit a Decision in Principle. Once accepted, we’ll submit a full mortgage application for you.

4

Make home happen

During the conveyancing process, we’ll liaise with the seller and your solicitors to ensure a smooth purchase. We’ll also provide a free protection review. Your case manager will be on hand all the way through to move in day!

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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Individual savings may vary. Correct at time of publish.