

KEY FACTS

Deposit Boost

This service enables you to start a house deposit from scratch, or top one up. Two separate mortgages are used: the first is taken out by a family member or friend on their own property, the proceeds of which are given to you as a gifted deposit. Then with your larger deposit, a standard mortgage will be arranged for your own purchase.

 **Suitable for buyers, movers and remortgagers**

 **You'll need the support of a family member or friend**

 **No deposit savings required**



Eligible properties

All

New-builds, flats & older properties

BUYER'S MORTGAGE ^

BOOSTERS REMORTGAGE >



Minimum deposit

No deposit required

We'll create a deposit with the money released from the Booster's remortgage

Minimum LTV

50%

Preferably the Booster will own their home in full, but will need at least 50% equity



Maximum mortgage term

40 years

Or a maximum age of 75 at the end of the term

Maximum mortgage term

Lifetime

Boosters who own their home outright could borrow into retirement with a retirement interest only mortgage



Fixed rates available

2, 3, 5 & 10

Plus tracker, variable and discounted options

Fixed rates available

5, 10 & lifetime

No retirement options are available with tracker or variable products.

Benefits



Buy your dream home quicker

It takes the average first-time buyer 7 years to save a house deposit. With a Deposit Boost you can accelerate the process.



Access lower interest rates

By increasing your deposit, you could access lower interest rates for your mortgage, saving you money in the long-term and reducing your monthly repayments.



Your family can support you without using cash

Your loved ones can support your purchase without using cash savings or drawing down on investments or pensions.



Flexible Booster repayment options

Your Booster could opt for low interest only payments or capital & interest. With interest-only mortgages, the Booster's repayments could start from as little as £50 a month to gift the buyer £10,000.

Risks & considerations



Debt against the Booster's home

As with any mortgage, there is a risk of repossession if monthly payments are continuously missed. Our team of mortgage brokers will carefully assess the affordability of the Booster before submitting an application to mitigate this risk.



An existing mortgage will affect eligibility

Boosters with an existing mortgage have fewer choices available to them, and will need to have paid off at least 50% of their mortgage.



The Booster will need to prove affordability

As the Deposit Boost is a mortgage product, Boosters will need to pass a credit check and prove affordability. If they are overcommitted with existing borrowing and outgoings, or their income isn't sufficient, they may not be eligible.



“If you’re struggling to save a deposit, a home-owning loved one can use a Deposit Boost to get you into your dream home quicker”

Terrence Customer Success at Tembo

The application process

1

Make a Tembo plan

In under 10-minutes we'll check your eligibility for a Deposit Boost 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, and we'll cover off any questions you might have about Deposit Boost and any other schemes. Bring along your Booster so we can answer their questions too.

3

Apply for a mortgage

Your dedicated advisor will undertake full affordability with you & your Booster, and prepare an application with your chosen lender. As part of the application process, we'll help to arrange for your Booster to get Independent Legal Advice.

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.

Tembo Money Limited is authorised and regulated by the Financial Conduct Authority under registration number 952652.

Monthly repayments on a 5-year fixed Retirement Interest Only mortgage of £10,000 on a £250,000 property are £49.98pcm at 5.95%.

Individual savings may vary. Correct at time of publish.