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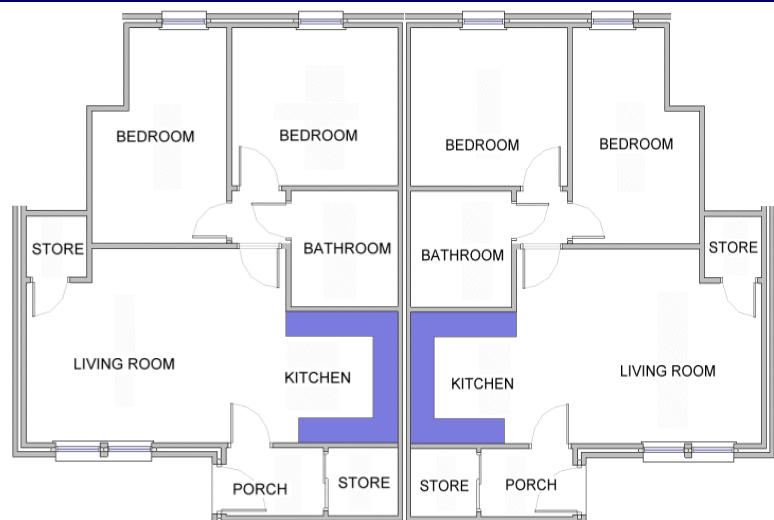
Shared Equity Properties for Sale at Glenloch View, Achintore Road

**Properties available now from £88,350
under the Scottish Government LIFT scheme**

***** Conditions apply *****

Apartment available for viewings

Contact Maggie Mackenzie on 01397 702530 for further details



The 2-bedroom apartments completed in September 2009. The purchase price of these ground floor type B apartments has been determined by the District Valuer at £155,000. Eligible applicants may be able to purchase the apartments at a 5% discount. There will be a management fee of approximately £65 per month payable to the management company to cover aspects such as communal area cleaning and lighting, gardening of landscape areas etc.

Registered in Scotland under the Industrial and Provident Societies Act, 1965
Registry of Friendly Societies No: 2289R (S) Registered Social Landlord No 151
A member of the Scottish Federation of Housing Associations
Scottish Charity No SC 030951.
Registered with the Financial Services Authority No. 2289/RS
Consumer Credit Licence: 625546/1

Finance and Equity Stake worked examples



Example 1

Profile: Single person with total earnings of **£28,650**
Savings: **£7,400**
Living with parents or in private rented accommodation

Funding: Maximum Mortgage: 3 x Total Earnings = **£85,950**
Contribution from savings: **£2400**
Total Funding: **£88350**

You may be able to afford a **60% equity stake** in an apartment with a value of **£155,000** and with 5% discount making an **estimated purchase value** of **£147,250**



Example 2

Profile: Couple (both working) with total earnings of **£35,250**
Savings: **£15,067**
Living in private rented accommodation

Funding: Maximum Mortgage: 2.5 x Total Earnings = **£88,125**
Contribution from savings: **£9,060**
Total Funding: **£97,185**

You may be able to afford a **66% equity stake** in an apartment with a value of **£155,000** and with 5% discount making an **estimated purchase value** of **£147,250**



Example 3

Profile: Couple (one working) with total earnings of **£25,033**
Living in Housing Association/Council rented property
Savings: **£2,500**

Funding: Maximum Mortgage: 3 x Total Earnings = **£75,099**
Total Funding: **£75,099**

You may be able to afford a **51% equity stake** in an apartment with a value of **£155,000** and with 5% discount making an **estimated purchase value** of **£147,250**



Savings or Capital Gains from a previous owned property over £5,000 is taken in to consideration. As a general rule, applicants can retain the first £5,000, and 90% of the balance is expected as a contribution (i.e. £8,000 savings leaves a balance of £3,000 x 90% = £2,700 contribution). Please note that each applicant's circumstances are different. Equity stakes can range from a minimum of 51% to a maximum of 80%. Please contact the Association for further information or to discuss your particular circumstances.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Mortgage availability subject to appraisal of financial standing. The information in this leaflet is not Sales Particulars and whilst the information contained or referred to in this leaflet is believed to be correct, it is not guaranteed and cannot be relied upon by anyone. This leaflet is not to be incorporated into any future formal missives of sale/purchase to follow hereon. It is a guidance only for people interested in looking at a Shared Equity purchase. Any measurements and/or conversions are approximations only and are not to be founded upon. Drawings are indicative only, are not to be relied upon and will not necessarily represent what will be built. The Association can accept no liability for anything contained herein and would urge applicants to take the advice of their own solicitor before entering into any formal agreement to purchase.