



About the Scheme

- Help to Buy (Scotland) is available to all new homebuyers, not just first time buyers;
- You only need a 5% deposit to qualify for the best mortgage rates;
- You will only need to secure up to a 75% mortgage from a bank or building society;
- The Scottish Government will lend you up to 20% of the value of your property through an equity loan;
- The loan can be repaid at any time or on the sale of your home and staircasing (part) repayments can be made at any time, provided they're a minimum of 10% of your home's current market value
- Only available on new build homes;
- There is a maximum home purchase price of £250,000;
- You won't be able to sub-let your home.



- With the Help to Buy (Scotland) scheme, you'll need just 5% deposit to buy a new home costing up to £250,000
- The Government will lend you up to 20% of the value of your new build home via an equity loan
- You will only need to secure up to a 75% mortgage



The Scottish Government's Help To Buy scheme aims to help buyers who have a deposit of at least 5% to buy a new-build home up to the value of £250,000. The Government will lend you up to 20% of the value of your new build home via an equity loan, so you will only need to secure a 75% mortgage.

About Help to Buy (Scotland)

Help to Buy is a Scottish Government backed scheme which allows you to buy a new build home with a deposit as low as 5% and therefore requiring only a 75% mortgage, with the remaining 20% funded by the Government through an equity loan. This fantastic scheme is available on properties with a purchase price of up to £250,000. The Help to Buy equity loan can be repaid at any time or on the sale of your home.

Unlike the English Help to Buy scheme, the Help to Buy (Scotland) loan is interest free.



	COST	PERCENTAGE
Property purchase price	£200,000	-
Your mortgage	£150,000	75%
Government Equity loan	£40,000	20%
Cash deposit	£10,000	5%

Paying back the loan

The home will be in your name, which means you can sell it at any time. You'll have to pay back the equity loan when you sell your home or at the end of your mortgage period – whichever comes first. See above for an example of how the scheme works on a property purchased for £200,000.

from your mortgage and the cash deposit) and pay back £42,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.

If the home in the table above subsequently sold for £210,000, you'd get £168,000 (80%,

You can also pay back some of your equity loan without selling your home. You can pay back either 10% or 20% or the total amount, so long as the loan is worth at least 10% of the value of your home.

For any further information on the Help to Buy scheme or our Summerpark development please contact our Sales Advisers, Ann and Fiona on 01387 259146 / 07966 496184, or ring Head Office on 01228 404550 (during normal office hours).