

HELP TO BUY: EQUITY LOAN

How the scheme can help you

WHY CHOOSE HELP TO BUY: EQUITY LOAN AND HILL

Help to Buy: Equity Loan is a UK Government scheme that can help make buying your first home more affordable. At Hill, we have a wide range of properties available with Help to Buy: Equity Loan, so you could be enjoying living in your own beautiful Hill home sooner than you thought.

BENEFITS OF HELP TO BUY

- You only need a 5% deposit
- There's no upper limit on your household income
- The Government lends you up to 20% (or 40% for London) as an equity loan
- The equity loan is interest-free for the first 5 years
- You can access competitive lending rates for up to a 75% (or 55% in London) mortgage deal
- You can pay back the equity loan at any time or when you sell your home



HOW HELP TO BUY: EQUITY LOAN WORKS

- Available exclusively to first time buyers
- There are different regional price caps for the maximum property price you can pay
- You can buy a new home at participating developments with a price under the regional cap
- The scheme is for owner occupiers only
- At the time of completion this can be the only property you own



Backed by
HM Government

Epsom-based couple Emma Hancock and Sam Penfold were finally able to move out of their family homes and buy their first home together thanks to Help to Buy: Equity Loan.

The couple had originally been saving for a 5% deposit and planning to take out a high loan-to-value (LTV) mortgage. However, in response to the COVID-19 pandemic, many high LTV mortgage products were taken off the market, meaning they no longer had the deposit required to purchase their first home.

Their plans for homeownership were reignited once they discovered the Help to Buy: Equity Loan scheme which requires a deposit of just 5%. This meant the young couple were able to take that all-important first step on the housing ladder together.

Now settled in their new home at Hill's Sycamore Gardens, the couple are in love with their apartment and its location. Emma says: **"We looked at a number of new builds, but as soon as we saw the apartments at Sycamore Gardens, we put down our deposit. The show apartment felt so inviting and was well designed in terms of size and layout - we knew we'd found our perfect first home!"**



BENEFITS OF A HILL HOME

- Our homes are designed for modern living, with flexible accommodation, clever storage, high levels of energy efficiency and access to outside space
- We ensure exceptional quality throughout, from the materials and craftsmanship to fixtures and fittings
- We choose fantastic locations for our homes, from sought-after city sites to tranquil yet connected rural locations
- We create communities, not just homes, with amenities, landscaping and thoughtful design to help people meet and make friends

AWARD WINNING

We have won numerous awards for our homes over the years, most recently the prestigious WhatHouse? Housebuilder of the Year award for 2020, and three Evening Standard New Homes 2020 awards including the coveted Grand Prix.

We are also delighted to hold the highly prized 5-star rating from the Home Builders Federation, which means over 90% of our customers would recommend us to a friend.



TYPICAL OUT OF LONDON EXAMPLE

Cost of your new Hill home
£300,000

5% deposit
£15,000

20% equity loan
£60,000

75% mortgage
£225,000

Total
£300,000



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TYPICAL LONDON EXAMPLE

Cost of your new Hill home
£600,000

5% deposit
£30,000

40% equity loan
£240,000

55% mortgage
£330,000

Total
£600,000

The figures above are provided for illustration purposes only. Hill is not able to give financial advice, please consult an independent financial advisor.

HELP TO BUY: EQUITY LOAN PRICE CAPS – APRIL 2021 TO MARCH 2023

REGION	MAXIMUM PROPERTY PRICE
North East	£186,100
North West	£224,400
Yorkshire and the Humber	£228,100
East Midlands	£261,900
West Midlands	£255,600
East of England	£407,400
London	£600,000
South East	£437,600
South West	£349,000



For full terms and conditions or more information about Help to Buy: Equity Loan and repayment costs, please visit www.help2obuy.gov.uk

You should always seek independent financial advice before proceeding with any purchase. Hill is not qualified to give financial advice and the information provided in this leaflet is for guidance only. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. Check that these mortgages will meet your needs if you want to move or sell your home or you want your family to inherit it.

VISIT HILL.CO.UK TO VIEW OUR CURRENT SELECTION OF NEW HOMES