

DEPOSIT UNLOCK

Buy your new home with just 5% deposit



WHAT IS DEPOSIT UNLOCK?

Do you need help buying your new home?

Deposit Unlock is a new scheme that enables you to buy a new build home with just a 5% deposit, and is available on a wide range of Hill properties up to £833,250*. It is the low deposit mortgage solution and will give more people the opportunity to buy their own home.

BENEFITS OF DEPOSIT UNLOCK

- You only need a 5% deposit and a 95% mortgage
- Available to both first time buyers and home movers
- There's no upper limit on your household income
- You benefit from an insurance-backed guarantee, allowing you to access competitive rates
- The scheme is available now and will continue after Help to Buy: Equity Loan finishes
- Available on new-build properties up to the price of £833,250* with no regional price cap restrictions
- You own 100% of the property

*Subject to lenders' participation on selected homes and developments. Rates and maximum purchase price vary via lender. Based on Nationwide's current guidelines from November 2021.

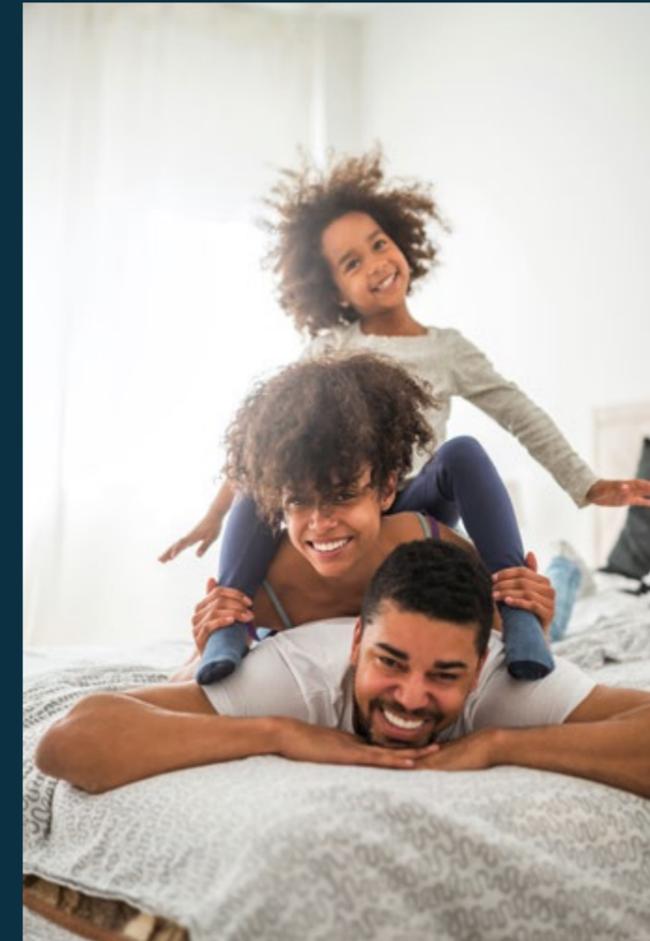
TYPICAL EXAMPLE

Cost of your new Hill home

£500,000

5% DEPOSIT
£25,000

95% MORTGAGE
£475,000



Figures shown are provided for illustration purposes only. Hill is not able to give financial advice, please consult an independent financial advisor. Terms and conditions apply. The Deposit Unlock Scheme is subject to the lender's participation on selected units at eligible developments. For full terms and conditions, please ask a sales advisor at your selected development.

HOW DEPOSIT UNLOCK WORKS

The Home Builders Federation and its members have joined together to create a housebuilder owned insurance scheme, with insurance provided by Gallagher Re. This means that they offer mortgage lenders 35% protection on their mortgages, so that they can lend to customers at 95% on new build housing.

Usually, lenders take out insurance on mortgages that might carry a higher

risk, such as first-time buyers with limited deposit. The insurance means that lenders can recoup some costs if the home is repossessed, however, this can be expensive for lenders. Deposit Unlock overcomes this as housebuilders pay for the insurance, not lenders.

Customers only need to put down a 5% deposit and can purchase a property up to £833,250* with no restrictions on location, subject to lender's approval.

Deposit Unlock is currently available with participating bank lenders including Nationwide and Newcastle Building Society**.



**correct at the time of print



 LAMPTON PARKSIDE, HOUNSLOW



 THE GADE, HEMEL HEMPSTEAD

HOW TO BUY WITH DEPOSIT UNLOCK

Deposit Unlock is a straightforward process that makes home ownership more affordable.



AWARD-WINNING

We have won numerous awards for our homes over the years, including the prestigious title of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when we also won the Best Large Housebuilder accolade in our first year of entering the category.

We are also delighted to hold the highly prized 5-star rating from the Home Builders Federation, which means over 96% of our customers would recommend us to a friend.



 **KNIGHTS PARK, CAMBRIDGE**



Marleigh Park CAMBRIDGE

Computer generated images and show home photography are indicative only.



VISIT [HILL.CO.UK](https://www.hill.co.uk) TO VIEW OUR CURRENT SELECTION OF NEW HOMES