



Struggling to get the full deposit?

Think you can't afford your own home?

Swan New Homes wants to help you get on or move up the property ladder with their new product **EZIBUY***.

How could this work for you?

Q How can I buy a new home for as little as 85% of the price?

A You pay a 5% deposit on exchange and 80% of the purchase price via your prearranged mortgage. We will loan the remaining amount (15%), secured by a legal charge for up to 10 years with no rent or interest payable*

Q What happens after 10 years?

A You can either settle the loan by selling your property or extending your mortgage to cover the outstanding balance. You can do this at any time during the 10 year period.

Q Do I have to pay the outstanding loan in one whole sum?

A You can choose to either pay the loan in 3 instalments during the first 10 years. At the end of the 10 years the loan must be repaid in full.

Q Are there any other costs I have to pay with the repayment of the loan?

A You will only have to pay valuation costs and solicitor's fees on full or part repayment of the loan within the first 10 years.

Q How is the outstanding 15% calculated?

A Where there is a sale, the value will be determined by the sale price. Alternatively, by agreeing a price based on the average of two independent valuations when you remortgage, transfer or make an earlier repayment, or at the end of the 10 year period.

Q What happens if I increase the value of my home due to home improvements?

A During the valuation to determine the actual value of the 15% loan, any significant additions or improvements you have made – eg. conservatories or extensions, will not be taken into account, the value of these items will be disregarded.

Q What happens if the value of my house falls?

A You will only pay 15% of the value determined at the point of transfer, sale or at the end of the 10 year period. If the value has fallen you only ever pay 15% of that value.

Q If I am looking to invest in a buy to let property can I use **EZIBUY**?

A No.

Q How can I find out if I can afford it?

A Contact our Sales Team on 08000 195005 who will pass your details to an Independent Mortgage Advisor. They will be able to tell you if you can afford it.

If you have any further questions our Sales Team are available to help.

EZIBUY* could be the help that you have been looking for to make your dreams happen !