

PRESS RELEASE

TEM-PO BACKS HELP TO BUY SCHEME

Online estate agency, tem-po.co.uk, is backing the government's Help to Buy scheme and urging those who are thinking of purchasing a new property to consider it as a way to make their next move.

The Freckleton-based company believes that the initiative, which was extended until 2020 in the recent budget, could be one of the best ways to grow Lancashire's property market.

According to recent figures almost 400 homes across Lancashire have been bought through Help to Buy, yet many people are under the mis-conception that only new build properties can be purchased when in fact, old or new, the scheme is open to all.

Neil Clough, former BBC Apprentice finalist and non-executive sales director at tem-po.co.uk explains: "When the initiative was first launched in 2013 only those interested in buying a new build property were eligible. Now the second phase of the scheme has been introduced to benefit all.

"I think as an estate agent it is our responsibility to share knowledge and ensure that anyone looking for a new home is aware of all the options available to them and the Help to Buy scheme is one that could help many get onto the first rung of the property ladder."

There are two options with Help to Buy and the first applies to new build properties. This is called the 'equity loan' and is available on all new build properties up to the value of £600k. The government will lend up to 20 per cent of the property value through an equity loan which can be repaid at any time up until the home is sold. Homeowners won't be charged any loan fees for the first five years and only a 75 per cent mortgage is required.

The second option is the 'mortgage guarantee' which is available on both new build and pre-owned homes to the value of £600k. Those interested in this option can apply for a 95 per cent mortgage on any residential property as long as it is not part of a shared ownership or shared equity scheme.

Neil concludes: "The advantage of using the equity loan option is that for the first five years you don't have to pay any interest. You are also allowed to pay the government loan back early, thus increasing the amount of the property you own. At the time of sale, if the loan is not paid off you will receive 80 per cent of the property's value.

"With the mortgage guarantee option, you may have a bigger mortgage to pay, however when you come to sell the property you will receive 100 per cent of the sale. The second leg of the Help to Buy scheme really opens up the market to more people who perhaps weren't interested in moving before."

For more information on Help to Buy please visit www.tem-po.co.uk

ENDS

Images attached:

Notes to editors:

Established in 2005 and based in Freckleton, tem-po.co.uk is an online estate agency offering residential and commercial properties. Offering a more convenient, lower cost approach to selling or letting properties, tempo-co.uk's approach puts the property owner in control of marketing their property.

Press enquiries to:

The Write Angle - 01772 450990

Emma Wimpeney - emma@writeanglepr.co.uk

Katie Beckham - katie@writeanglepr.co.uk