

A stylized, light purple illustration of a swan in profile, facing right. The swan's neck is long and curved, and its wings are partially spread. The background is a solid, medium purple color.

EasyStart

See reverse for details

How it works

EasyStart is an equity share scheme where you only have to pay 75% of the property price upfront (or greater if you can afford more).

With EasyStart, you take out a mortgage as normal to purchase your property, and this would be for at least 75% of the purchase price. This is known as the 'first charge'. The balance is provided by Thomas Homes and is known as a 'second charge'.

You have to pay the outstanding value in your property by the end of 10 years based on its market value at the time. You can do this in stages. Each repayment must be for at least 5% of the market value of your property at the time of repayment.

These particulars are for illustration only. Our policy is to continuously develop ways to assist our customers and individual aspects of any incentive may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon for the purposes of any statute as accurately describing any of the specified matters. Nor do they constitute a contract, part of a contract or a warranty. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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The deferred amount is interest free for the first 5 years. After this you will pay interest on the initial value Thomas Homes holds in the property or the current proportion at the time. Interest is charged monthly at the low fixed rate of 4% typical APR (annual percentage rate of charge).

You can also sell your property at any time within the 10 years and keep your share of the sale price. Thomas Homes is entitled to the percentage share of the market value it holds in the property at the time you sell it. This means you benefit from any increase in value of your property.

Terms & Conditions

- EasyStart is not available to cash buyers or investors. You must buy the Thomas Homes property with a mortgage and it must be your principal residence.
- Normal fees apply to the purchase of your new home. Stamp Duty is payable on the full price of the property. Any fees or terms and conditions associated with your mortgage will apply as normal.
- Standard fees and costs will be incurred as part of the repayment process (eg valuations).
- EasyStart is only available on selected plots at certain Thomas Homes developments. The scheme may be withdrawn at any time.
- No other incentive schemes can be used in conjunction with EasyStart.
- Full terms and conditions are detailed in the contract.