

Rent to Buy Key Information Document

What is Rent to Buy?

Rent to Buy is a scheme which enables you to rent a home whilst saving for a deposit to buy the home at the same time. Rent is set at 80% of the property's market value for a similar property with similar services, giving you space to save.

Applicant Eligibility

To be eligible for a Rent to Buy property you must be working and have an intention to buy the property in the future. You must either be a first time buyer or someone who is returning to the property market following a relationship breakdown. Rent to Buy properties are not subject to local authority nominations, although we may choose to work with the local authority to identify potential customers.

You have an Assured Shorthold tenancy agreement. What does this mean?

Prior to purchasing your property, you will be renting your property on an assured shorthold tenancy agreement for an initial fixed term period of one year. Providing you keep to the terms of this tenancy agreement at the end of the fixed term your tenancy will be renewed ready for you to apply to purchase your home 5 years after the scheme started or **until you give one months' notice to end your tenancy on the 1st of the month.**

Purchasing Your Home

Salix Homes will agree to sell your home to you 5 years after the scheme was built except in the most exceptional circumstances. The property will be sold to you at whatever the market value is at that time, providing this valuation has not fallen below the base value for the property. In this case your right to purchase the property would be deferred until the value of the property is equal to or exceeds the base value.

Please note, these properties do not have the Right to Buy.

If you do not purchase 5 years after the scheme was built, Salix Homes will decide if your tenancy at the property can continue, based on an options appraisal and a value for money assessment.

Independent Financial Advice

You should seek your own independent legal advice; Salix Homes are not allowed to recommend a financial advisor.