DEPOSIT BRIDGE

More than just renting
Move in now. Buy it later.

Deposit Bridge is a new rent-to-own product that helps you move into a brand-new home now, without waiting years to save a large mortgage deposit. Your monthly payments stay fixed for five years, and during the fifth year you can choose to buy the home with 10% of the homes value covered, providing the deposit you need, without having to save alongside your rent when paired with a concessionary mortgage.

WAYHOME

1% upfront
secures your right to buy

No addtional fees or rental deposit required.

5 years
fixed monthly rent

No increases while you live in the home.

10% discount
when you buy

which could be used as your deposit for a mortgage

Up to 7% cash
if you choose to move on

Subject to time in the home and the terms of your agreement

Your choice after five years

Buy the home at 10% below market value, or move on. There is no obligation to buy.

WAYHOME

How Deposit Bridge works

From application to moving in, there are five simple stages.

1

Enquire about the home

Either call us or submit an enquiry. We will email you a link to get started.

2

Get your Home Budget

Follow the link to apply. We'll calculate the maximum monthly payment that works for you. If it's within your budget, you'll find the home you enquired about in 'Homes' on your account.

3

Visit the home or development

View the home before deciding. Some homes may still be under construction, so you may visit the development or view a similar show home instead.

4

Reserve it, we buy it, you move in

Pay £1,000 to reserve the home. Our funding partner buys it, then you sign your agreements, pay the rest of your 1% purchase option fee and collect the keys.

5

Live there now. Buy it later with 10% deposit covered.

Your monthly payment stays fixed for five years. Towards the end, You have the option to buy with 10% of the home's value already covered. Deposit Bridge is designed to be paired with a concessionary mortgage meaning you may not need separate savings for the deposit.

What you'll pay

1% purchase option fee

Pay £1,000 when you reserve the home and the rest before exchange. The £1,000 forms part of your 1% purchase option fee. This secures your right to buy the home later and is not a mortgage deposit.

Fixed monthly rent

Called the "monthly living payment" in your agreement. It is agreed before you reserve and will not increase during the five years.

Household costs

You pay utilities, council tax, contents insurance and normal day-to-day household costs separately.

WAYHOME

After five years, the choice is yours

You can choose to buy the home during the final six months of your five-year agreement.

OPTION 1

Buy the home

The home is independently valued by a RICS-qualified surveyor. You can buy it for 10% below that value.

Example

Home value after 5 years	Price after 10% off
£300,000	£270,000

- Some mortgage lenders may accept the 10% as all or part of your deposit with a concessionary mortgage.
- Other lenders or home finance providers may still require a cash deposit.
- A concessionary mortgage lets you use a discount on the property's value as some or all of your deposit.

** Mortgages are subject to availability, with terms and eligibility determined by the lender. Wayhome doesn't provide financial or mortgage advice, you should seek independent financial advice before making any decisions.*

OPTION 2

Move on

There is no penalty for choosing not to buy. You may receive a tenancy completion incentive to support your next move*.

Potential incentive

Time in the home	Incentive
Months 25-36	1%
Months 37-48	3%
Months 49-59	5%
Month 60	7%

** Subject to the agreement terms, continuing to live in the home and make payments, and no disqualifying breach. Outstanding amounts may be deducted.*

You cannot buy before the purchase window opens at the end of year four. The window stays open for six months, and you do not need to have finance in place when you tell us you want to buy. You then have until the end of year five to arrange a mortgage or other finance before you complete your purchase. Buying is always your choice, but obtaining finance is not guaranteed.

WAYHOME

Could Deposit Bridge be right for you?

Basic eligibility

You must:

- have a minimum household income of £35,000 p/a
- be aged 18 to 55
- have the legal right to rent in the UK
- be a UK citizen or have a qualifying immigation status
- have no unspent criminal convictions

If you'll be living with a partner, you'll need to include them on your application.

This helps us understand your household and make sure the options we offer are right for you.

Your Deposit Bridge home must be your primary residence.

If your name is still on the mortgage for another property, for example a former family home after a separation, we may still be able to help on a case-by-case basis.

Important to know

- You do not own any part of the home or build equity until you buy it.
- Deposit Bridge is not Shared Ownership, a mortgage or a savings scheme.
- House prices, mortgage rates and lender requirements may change.
- Missing payments or not meeting the terms of your agreements could affect your right to buy, your 10% discount or any incentive.
- You are responsible for day-to-day upkeep, utilities, council tax and contents insurance.
- You can leave before the five years are up by giving notice. Your right to buy will end, and any cash payment will depend on when you leave and the terms of your agreements.

Ready to see what you could afford?

Get your Home Budget and browse more available homes at wayhome.co.uk

WAYHOME

Key benefits

A real path to ownership, without the pressure

You can buy later at a discounted price, without needing to decide today.

Cost certainty for five years

No large upfront costs. No rent rises, no increases, just one simple monthly payment.

A built-in deposit alternative

When you buy, you get a 10% discount on the home's value, which can be treated as your deposit.

Make it your own

You have the freedom to paint the walls, change the carpet or get a pet.