



Independent

P R O P E R T Y E S T A T E S

Make The Move To Your Dream Home With Easi Start



**Own 100% Of Your New
Home For 75% Of It's Price**

No Deposit Required

**A Mortgage In Line With
75% Loan To Value**

**25% Interest Free
Mortgage**





easi
START

Why wait for your dream home when you can buy now for just **75%** of the purchase price!



That's right! Our Easi-Start scheme means that you simply reserve your Independent Property Estates New Home and legally complete by the agreed date and:

You pay only 75% of the purchase price now.

You pay no interest or rent on the outstanding 25% for the first 5 years.

The outstanding 25% is paid back as 25% of the property's market value, at any time up to resale or within 10 years, whichever is sooner.

Your Independent Property Estates New Home is 100% yours from day one!

This is not NI Co-Ownership

How does the Easi-Start Scheme work?

Mortgage finance is arranged on the 75% of the purchase price. The remaining 25% is secured by the developer against the property.

When do I have to repay the 25% balance?

The 25% is repayable when you sell or transfer your home, or within 10 years, whichever is sooner. The deferred amount is interest free for 5 years after purchase. For the following possible 5 years, interest is payable monthly currently at 4% above the Bank of England Base Rate for the deferred amount.

Can I repay the 25% early without selling?

Yes, you can either repay in part or in full at any time, subject to valuation.

Are any other costs involved?

Solicitor's fees and valuation fees will be payable by you on full or part repayment of the 25% balance.

How is the market value of the property determined?

The average of two independent RICS valuations will be taken at point of resale, transfer, early repayment or at the end of the 10 year period.

What happens if I improve my property? Do I have to pass 25% of the increased value to the developer?

No - the market value at the end of the period is less any improvements.

What happens if the market value of my property decreases?

The repayment is 25% of the market value at the point of resale, transfer, or end of the 10 year period, even if this is less than the original purchase price.

Can I buy a property to rent out?

Sorry - the Independent Property Estates Easi-Start Scheme is only available for those buying a home as a place to live.

What happens if I cannot repay the 25% after 10 years?

In circumstances of genuine hardship, the position will be reviewed and the loan period may be extended up to a maximum of a further five years.

How do I apply?

You need to inform your Independent Property Estates Advisor who will refer you to Independent Mortgage & Investment Advisors. If you decide to proceed with a loan, you will be asked to use one of a number of Independent Solicitors recommended by Independent Property Estates.

For more information on Independent Property Estates Easi-Start Homes at various developments throughout Northern Ireland as well as other Independent Property Estates Home Acquisition Schemes please call us on: 02891 45000 or visit us online at www.ipestates.co.uk



Easi-Start is brought to you by The Independent Group of Companies

Independent

PROPERTY ESTATES

Independent

MORTGAGE & INVESTMENT ADVISORS

Subject to status and the respective developer's terms & conditions. Independent Property Estates cannot give you financial advice.
YOUR HOME MAY BE REPOSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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