



## Shared Ownership at Hornblower Heights, Mabe

It is important that you read and understand the details contained within this document.

### Eligibility Criteria

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of Mabe. To demonstrate a local connection, applicants need to:

- Have been a permanent resident in the area for at least 3 years immediately prior to applying
- Have formerly been a permanent resident in the area for a continuous period of at least 5 years
- Be in full time, permanent employment (not on a seasonal basis) within the area for at least 3 years immediately prior to applying
- Have a close family member (mother, father, brother, sister, son or daughter) who is currently a resident of the area and has been for at least 5 years immediately prior to applying, and where there is independent evidence that the family member is in need of, or can give support on an ongoing basis.

\*Please note that priority will be given to those applicants demonstrating a qualifying local connection as per the 'Area Local Connection' schedule within the Section 106. Secondary parishes Stithians, St Gluvias, Penryn, Budock & Constantine may be considered after a period of advertising but we're unable to consider applicants outside of the parish until first prioritising and exhausting any primary applicants.

*Please be aware that the sales team will request evidence of the specified local connection. Details on accepted documentation will be provided if an offer is made to you.*

We'll also need to check that:

- You are unable to afford, a suitable house-type for your family's needs, on the open market.
- You have a household income less than £80,000 per year.
- You have enough savings to cover the costs associated with a home purchase.



## The Application

We've tried to make applying for one of our shared ownership homes as easy as we can. All you need to do is:

1. Complete and return our Registration of Interest Form, confirming how you meet the local connection criteria for the property.
2. Complete a full financial assessment to ensure that the property is affordable and sustainable for you, and to determine the share percentage to be purchased. Our financial assessments are carried out by The Mortgage People (TMP). For more information on TMP please visit their website at [tmpmortgages.co.uk](http://tmpmortgages.co.uk).

As soon as you've completed the steps set out above, we will check to make sure everything is in order. If you're successful, we'll make a formal offer to you for one of our properties. At that point, you'll need to be able to demonstrate your local connection, and complete your full financial assessment with TMP. Once that's done and provided everything is acceptable, we'll ask you to pay your £250 reservation fee to secure your new home, subject to contract. Your reservation fee will count towards your deposit.