Shared Ownership at Chyvounder, Goonhavern



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

Eligibility Criteria

To be eligible for one of our homes, applicants must be able to demonstrate a local connection to the Parish of Perranzabuloe. 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
- 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.
- Have formerly been a permanent resident in the area for a continuous 5 year period.

*Please note that priority will be given to those applicants demonstrating a qualifying local connection as per the Section 106. Applicants from Cubert, St Newlyn East, St Allen, Kenwyn & St Agnes may be considered after a period of advertising.

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.

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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 one of our appointed panel brokers:
   Delta Mortgages-
   https://www.deltamortgages.co.uk/mortgages/shared-ownership-mortgages
   Or TMP - https://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 either Delta Mortgages or 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.

It is important to note that until we have received all required documentation, we will be unable to consider you for these homes. If your application is incomplete, it will not be reviewed.

If you would like to apply, or if you have any questions, please contact our Sales Team on sales@oceanhousing.com