

HOMES *by* CARLTON



BUYER'S GUIDE



Own New *Rate Reducer*

Helping to make your dream home a reality with access to the most competitive mortgage rates on the market.



Own New *Rate Reducer*

Low rate mortgages are back with **Own New Rate Reducer**, a scheme that gives you access to the most competitive rates on the market and could save you hundreds of pounds for the initial mortgage term.

Who is eligible to use Own New Rate Reducer and how does it work?

The scheme is available to both first-time buyers and home movers purchasing a new-build home. Homes by Carlton will give a financial contribution of 3% or 5% to the mortgage lender, which in turn reduces your interest rate for the initial term.

Is Own New Rate Reducer available on all Homes by Carlton properties?

Rate Reducer is available on selected Homes by Carlton developments and plots only. Please speak to a Sales Executive for more information.

Who will my mortgage be with and will I own 100% of the home?

As usual, your mortgage will be directly with the chosen lender. Own New is a platform that sits between your broker and lender to ensure you get a great deal. You will also own

100% of the home you purchase using Own New Rate Reducer.

What kind of mortgage rates are available through Own New Rate Reducer?

This will differ depending on what is available on the market at the time of your application as well as the mortgage Loan-to-Value (LTV) and percentage incentive offered by the builder. At the time of writing, mortgage rates of below 1.15%* are available and you could save up to £604** per month on mortgage payments with Own New Rate Reducer.

How do I get started?

Once you've found a development or home you love – or if you'd like to find out which of our homes are eligible for Own New Rate Reducer – get in touch with us here at Homes by Carlton and we will guide you through the process.

Getting Started With Homes by Carlton and Own New Rate Reducer: 3 Simple Steps



Step One

Browse our beautiful [new homes here](#) and get in touch with us to discuss whether your dream plot is eligible for Own New Rate Reducer



Step Two

Once you've chosen an eligible home, we'll put you in touch with an Own New-approved independent mortgage advisor who will be able to help determine whether Rate Reducer is right for you.



Step Three

If you're able to proceed, your expert mortgage advisor – along with our Sales Team – will guide you through the process and be there to help each step of the way.

Terms and Conditions

*Example assumes a 5% homebuilder incentive and is based on mortgage rates available in the market with a 2 year initial period and an LTV of 60%. Savings made in the initial fixed period. Independent financial advice must be sought from a regulated mortgage broker to access this scheme. Your home may be repossessed if you do not keep up your mortgage repayments. Rates valid as of 14/06/2024.

**Example based on market interest rates, with an average house price of £450,000 and an average mortgage term of 35 years. Assumes a 5% homebuilder incentive and a 2 year fix with 60% LTV mortgage. Independent financial advice must be sought from a regulated mortgage broker to access this scheme. Your home may be repossessed if you do not keep up your mortgage repayments. Rates valid as of 14/06/2024.

Own New Rate Reducer is available on selected Homes by Carlton developments and plots only, and the percentage incentive available (3% or 5%) is plot dependent. Speak to a Sales Executive for more information.

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To discover more about Homes by Carlton and the new-build homes we have on offer in the North East, or to arrange a showhome appointment, please visit www.homesbycarlton.com.

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