



SHARED OWNERSHIP SURPLUS INCOME POLICY



SHARED OWNERSHIP NEW BUILD AND RESALE SURPLUS INCOME POLICY

Abri work with specialist Shared Ownership mortgage brokers to qualify and financially assess each applicant prior to them reserving a Shared Ownership home.

In addition, we follow the Homes England guidelines to ensure any potential purchaser has a safety net of surplus income and is not over-reaching in their purchase and putting themselves in financial risk.

OUR REQUIRED MINIMUM SURPLUS INCOME IS 10%.

This is the minimum amount of your gross income that you should have remaining after commitments.

A. Gross income

- Gross monthly pay to include the relevant amount of any overtime, commission or bonus as determined by a specialist mortgage broker.
- Any Universal Credit or benefit income.
- Any guaranteed maintenance payments.

B. Gross deductions

- Income Tax.
- National Insurance.
- Pension Contribution.
- Student Loan.
- Other payslip deductions.

C. Commitments

- Credit commitments to include personal loans, Personal Contract Purchase (PCP), Hire Purchase (HP), etc.
- Credit and store cards.
- Childcare costs.
- Care costs.

D. Housing costs

- Stress tested rental figure.
- Service charge.

E. Net income for mortgage purposes

E is the remaining income once B, C and D have been deducted from A.

F. Mortgage payment

The indicative mortgage payment as determined by the advisor.

Where possible, the mortgage payment (F) should not exceed 30% of E.

NB: This may be exceeded in cases where the advisor feels that there is a justification for doing so and it is demonstrated in the budget planner.

G. Essential costs

- Council Tax.
- Utilities.
- Food.
- Fuel and Travel.
- Insurances.
- Other.

H. Surplus income

This is the figure remaining once F and G have been deducted from E. This figure should be at least 10% of the original figure A (gross income).



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