



The first few months after graduating university is an exciting time: starting afresh, embarking on a new career, and maybe even moving out. Rachna found herself in this exact position, she'd recently started a new job in sales – her first full time role. It was a hybrid role, located in a town, a couple of hours away from her parents, so it wasn't possible to live at home. Rachna decided to bite the bullet and purchase a new home. She found a new build flat near to work and was keen to put in an offer.

However, she was faced with an issue. Whilst she had savings and an income that would allow her to maintain mortgage payments, Rachna would not be able to afford any furniture and she did not want to put loads of furniture on finance; so putting down the required deposit was not feasible.

She approached a broker to help her assess her options and that was when she became aware of Buckinghamshire's Deposit Lite mortgage; an option that would allow the lender to place a second charge on a family member's property and mitigate the need for a traditional deposit.

Her parents were keen to help their daughter and felt that they were in a financial position to do so. They sought independent legal advice with regards to placing a second charge on their property and were then happy to proceed with assisting Rachna. Following this, they applied for a mortgage with Buckinghamshire Building Society.

Rachna's parents were homeowners themselves, currently with a 30% LTV mortgage outstanding. Purchasing the new flat would require an additional 20% charge to be placed upon their property. Our policy would allow for the sum of all charges to be up to 60% on the parents' home, so this was acceptable for our underwriters.

A sticking point for many other lenders would be the fact that, at the point of looking for a mortgage, Rachna was only one month into her three-month probation. Our underwriters, however, were undeterred by this. They just added a condition onto the mortgage offer that the probationary period ought to be passed prior to completion.

After a thorough assessment, Rachna was granted an offer for 100% of the purchase price (including fees), overall 80% LTV with her parents property equity; allowing her to start her next chapter.

If you'd like to find out more about our Deposit Lite products, or any of the mortgage products we offer here at Buckinghamshire Building Society, contact one of our knowledgeable Key Account Managers. You can find yours here...

www.bucksbs.co.uk/intermediaries/find-your-key-account-manager/

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