



# BUYING A HOME WITH ADVERSE CREDIT



Thinking about buying a Shared Ownership home from us? That's great! We want to make sure you're all set and comfortable with the process, so here's a little guide on how we handle things if you've had some credit bumps in the past.

When you're looking at buying a home, we'll have one of our expert Mortgage Advisers give your finances a once-over. This is so we can make sure everything's in order for you to move forward. Here's what we look at:

**Missed mortgage/rent payments**

You've not missed any mortgage or rent payments in the last 6 months.

**Repossessions**

You've had no repossessions in the last 3 years.

**Missed payments and unsecured arrears**

You've had no missed payments or unsecured arrears in the last 12 months (e.g. credit cards, store cards, personal loans).

**County Court Judgements (CCJ's) and Defaults**

You've had no CCJ's or Defaults in the last 3 years. All must be satisfied.

**Individual Voluntary Arrangement (IVA) and Bankruptcies**

You've had no IVA's or bankruptcies in the last 3 years.

**Debt management plans**

You've completed your debt management plan(s).

We may decide to not proceed with an adverse mortgage lender. If you'd like to discuss this further, please get in touch. We encourage you to buy a share that's as large as you can afford, based on your current situation and budget, as well as thinking about any changes that might come up in the future. This Policy works in line with our [Surplus Income Policy](#).

## GET IN TOUCH

0800 145 6663

[abrihomes.co.uk](https://abrihomes.co.uk)

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Reservation will be subject to a satisfactory financial assessment. Completion dates are subject to change. Affordability and eligibility criteria apply. All figures are illustrative based upon buying a minimum share. Purchase share values will be determined based upon applicant's individual financial circumstances, in line with Homes England guidelines. Applicants will be referred to a nominated mortgage advisor for a financial assessment and will be expected to maximise the percentage of share they purchase.

Terms and conditions apply, all purchases are subject to affordability and eligibility, and only available on selected developments and properties in England only. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP ON YOUR MORTGAGE.

