

Riverbrook

Make the Smart Move
TO YOUR DREAM HOME

NO DEPOSIT REQUIRED

TURNKEY PACKAGE
INCLUDED



OWN 100% OF YOUR NEW

HOME FOR 75% OF ITS PRICE!

Why wait for your dream home when you can buy now for just 75% of the purchase price!

That's right! Our Smart Move scheme means that you simply reserve your new Riverbrook home and legally complete by the agreed date and:

- You pay only 75% of the purchase price now.
- You pay no interest or rent on the outstanding 25% for the first 5 years.
- The outstanding 25% is paid back as 25% of the property's market value, at any time up to resale or within 10 years, whichever is sooner.
- Your Riverbrook home is 100% yours from day one! But you'll need to hurry – this is a limited period offer, available only on selected properties.

For more details, contact Marsha Developments, the relevant estate agent or your local Mortgage Shop.



Marsha Developments
residential & commercial property
T: 028 8676 0540



You Talk. We Listen.



QUESTIONS & ANSWERS

■ How does the Smart Move Scheme work?

Mortgage finance is arranged on the 75% of the purchase price. The remaining 25% is secured by Marsha Developments against the property.

■ When do I have to repay the 25% balance?

The 25% is repayable when you sell or transfer your home, or within 10 years, whichever is sooner. The deferred amount is interest free for 5 years after purchase. For the following possible 5 years, interest is payable monthly at 4% APR of the deferred amount.

■ Can I repay the 25% early without selling?

Yes, you can either repay in part or in full at any time, subject to valuation.

■ Are any other costs involved?

Solicitor's fees and valuation fees will be payable by you on full or part repayment of the 25% balance.

■ How is the market value of the property determined?

The average of two independent RICS valuations will be taken at point of resale, transfer, earlier repayment or at the end of the 10 year period.

■ What happens if I improve my property? Do I have to pass 25% of the increased value to Marsha Developments?

No – the market value at the end of the period is less any improvements.

■ What if the market value of my property decreases?

The repayment is 25% of the market value at the point of resale, transfer, or the end of the 10 year period, even if this is less than the original purchase price.

■ Can I buy a property to rent out?

Sorry – the Riverbrook Smart Move Scheme is only available for those buying a home as a place to live.

■ What happens if I cannot repay the 25% after 10 years?

In circumstances of genuine hardship, the position will be reviewed and the loan period may be extended up to a maximum of a further five years.

■ How do I apply?

You need to inform your Riverbrook sales Advisor who will refer you to The Mortgage Shop. If you decide to proceed with a loan, you will be asked to use one of a number of independent solicitors recommended by Marsha Developments.

For more information contact Marsha Developments Telephone: 028 8676 0540.

*Offer is only available on selected properties at Riverbrook, Moneymore. Subject to status and Marsha Developments terms and conditions. Written details available on request. Marsha Developments cannot give you any financial advice.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

SELLING AGENTS



28 Oldtown Street, Cookstown, BT80 8EF
T: 028 8676 6642
F: 028 8676 6216
www.stanleybestestateagents.co.uk



7 Broad Street, Magherafelt BT45 6EB.
T: 028 7930 1116 • F: 028 7963 1658
E: email@paulbirt.co.uk
W: www.paulbirt.co.uk