

# Buy a home you love, sooner



As seen in



[generationhome.com/new-build-boost](https://generationhome.com/new-build-boost)

Gen H's FCA register number is 921355.

Gen H Legal is regulated by the Council for Licensed Conveyancers under the number 14351.

Authorised and regulated by the Financial Conduct Authority. If you stop paying your mortgage, you could lose your home.

Information accurate as of September 2024.

# What is

★ Trustpilot 



# New Build Boost?

New Build Boost increases your buying budget, helping you buy sooner or afford a bigger home.

New Build Boost is a mortgage scheme offered by Gen H and supported by house builders to help you buy a new build home.

**Say you're buying a  
£300k new build...**

**£15k** + **£240k**

You bring at least a  
5% **deposit**

You take an 80% **mortgage** with  
Gen H with standard criteria and  
specific mortgage rates

+ **£45k**

We'll give you a 15% interest-free  
**boost** to close the gap!



## Who can use New Build Boost?

New Build Boost is for first-time buyers and home movers looking to buy a new build home from a participating house builder.

New Build Boost is designed to support buyers with smaller deposits especially, and you can speak to a New Build Boost broker to decide if it's right for you.

Gen H's usual lending criteria will apply on the mortgage portion of New Build Boost.

**Buy a new build from one of our house builder partners and get an interest-free boost.**

## How does the Boost work?

The 15% is an equity loan. It's interest-free forever and the amount you owe won't increase for the first 5 years. After 5 years, the value of the boost will increase or decrease to reflect any change in the property value since your mortgage started. Then it'll go up or down with the value of your home until you pay it off.

Speak to your broker about whether New Build Boost is right for you.

## What properties can I buy?

You can buy properties from eligible sites built by participating house builders. You can view the full list at

[www.generationhome.com/new-build-boost-properties](http://www.generationhome.com/new-build-boost-properties)

We'll be adding more house builders and sites in the future.

The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply.

If you stop paying your mortgage, you could lose your home.

# More details on **the boost**



## How much will I have to repay on the boost?



The boost is frozen for the first 5 years of your mortgage. That means if you repay your boost within this window, you'll only pay back exactly what you borrowed.

After 5 years, the boost will step up or down depending on what happened to the value of your home since you bought it.

## Why would I want to use New Build Boost?

Many lenders have extra restrictions for new build properties – especially when it comes to buyers with small deposits. This makes buying a new build home with a small deposit extremely difficult, if not impossible, for many.

With New Build Boost, you bring a 5% deposit and get an 80% mortgage with Gen H. Then, the boost, an interest-free 15% equity loan, closes the gap.

The boost is frozen for 5 years, and because it's interest-free, you only pay your mortgage interest rate on the main 80% mortgage.

New Build Boost won't be right for everyone, but it could help you buy the home you want sooner, without having to save up that bigger deposit.

## How do I use New Build Boost?

You'll need to work with a mortgage broker who is on the house builder's panel. Visit a participating site to connect with a broker.

## How do I pay back the boost?

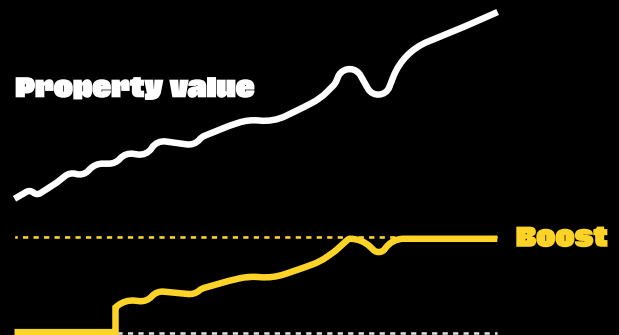
You'll have to make monthly payments toward your main mortgage as usual, but any boost repayments you make are up to you.

You'll just have to repay the boost if you sell the property, if you want to remortgage onto a standard mortgage, or at the very end of your mortgage term.

As long as you're up to date on your normal mortgage payments, you can make partial repayments of your boost after your mortgage's first anniversary. You can pay it off in full any time.

You can repay the boost with cash, with a remortgage and additional borrowing, or with the proceeds of the sale of your property.

## What happens after 5 years?



You can choose to repay the boost, paying back exactly what you borrowed, or keep the boost and pay it back at a later date.

After 5 years, the boost will step up or down in line with the value of your home.

Regardless of how much your home has increased in value, you'll never pay back more than 2x the value of your original boost.

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If you stop paying your mortgage, you could lose your home.

# Your questions answered



## What if I want to sell my home?

You're free to sell your home at any point, because you own all of it from day 1. You'll need to repay any outstanding boost balance from your sale price.

You'll have to pay early repayment charges if you want to break your fixed term mortgage contract, but you'll never pay any fees or penalties to repay your boost.

## Is New Build Boost more expensive?



A mortgage broker can help you understand how the cost of New Build Boost compares to other options.

The mortgage interest rate of New Build Boost may sometimes be higher than other products. But your boost is interest-free, which means you only pay interest on your 80% mortgage. This can often mean that the true cost of a New Build Boost mortgage is comparable or lower than alternatives.

## Are there any rules on who can use New Build Boost?



Anyone is able to use New Build Boost as long as

1. They want to buy a new build property from one of our house builder partners at an eligible site
2. They meet our standard mortgage criteria

That's it – nothing over and above.

## Can I use New Build Boost with any lender?

No. New Build Boost is only offered by Gen H, and is supported by participating house builders. Until you repay the boost, you'll have to use a mortgage rate from the New Build Boost scheme with Gen H. If you repay the boost, you'll be able to remortgage with a standard mortgage with Gen H or another lender subject to affordability.

## Who are Gen H?



Gen H are a mortgage lender on a mission to build a fairer housing market. We unlock homeownership for more people with innovative mortgage products that help family, friends and now builders lend financial support to aspiring buyers and homeowners where they couldn't before. Our bespoke legal agreements keep things safe and fair.

You might be familiar with our income booster, which expands the realm of family support to help first-time buyers, home movers and remortgagers find their place on the property ladder.

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