



# A guide for conveyancers



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 February 2025.

# What is



# New Build Boost?

New Build Boost is a part-and-part interest-only and capital repayment mortgage wrapped up in one legal charge. It's designed to increase a buyer's budget, helping them buy sooner or afford more.

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

### Deposit

**£15k** +

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

### Mortgage

**£240k** +

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

### New Build boost

**£45k**

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



## How much will they have to repay of the boost?



The boost is an equity loan that is frozen for the first 5 years of their mortgage. That means if they repay their boost within this window, they'll only pay back exactly what they borrowed.

After 5 years, the repayment value of the boost will step up or down in line with any increases or decreases in value of the home.

The boost is interest-free forever.

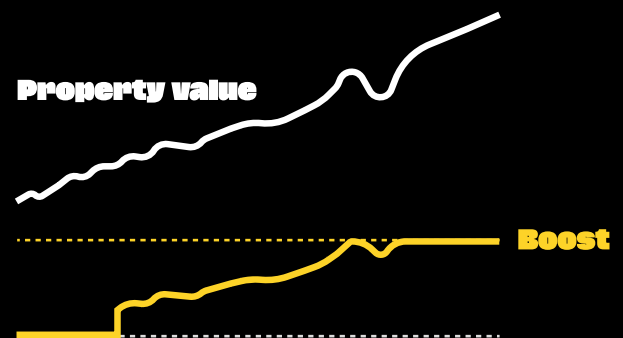
## How do they repay the boost?

Customers will have to repay the boost if they sell the property, if they want to remortgage onto a standard mortgage, or at the very end of their mortgage term.

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

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

## What happens after 5 years?



Customers can choose to repay the boost, paying back exactly what they 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 their home. If they repay the boost after 5 years, they could have to repay more than they originally borrowed.

We cap the repayment value of the boost at twice what they originally borrowed. So regardless of how much the home has increased in value, they'll never pay back more than 2x the value of the original boost.

# How is it structured?

We've created two separate offer documents corresponding to the main mortgage and the "boost" equity loan which detail each loan's respective features.

**Gen H is the lender of record for both loan parts** and will be the sole party responsible for advancing the mortgage funds and servicing the mortgage post-completion.

If you have any questions about how to request funds for completion or if have any other legal queries related to the proposed mortgage, please refer to the instruction letter sent to you in the offer pack or please contact us via LMS.

From a conveyancing perspective, **a New Build Boost mortgage should be treated as any other first charge mortgage.**

By signing the deed the customer is entering into a single mortgage contract with a single lender and a single first charge will be registered

