

Tenant Home Ownership Programme

Sale of state houses to
Housing New Zealand
tenants



Would you like to buy your Housing New Zealand house?

The government is offering state house tenants the option to buy the house they are living in. The dream of home ownership may be yours, without even having to call the movers. If you are not interested in buying your house, don't worry, you can continue to rent off us. You are under no obligation to buy.



FREECALL

0508 935 266

Is your property eligible?

Housing New Zealand Corporation won't be selling all of its properties. You'll need to contact us to check that your house is available. To find out if your house is available for sale call 0508 935 266 any time.

How much will your house cost?

If your house is available for sale, the price will be determined by a market valuation of the property, carried out by a registered valuer. This will happen once the sale process has begun. We can provide you with an indication of the possible purchase price, but be aware this is only a guide and a market valuation still needs to be done by a registered valuer.

The next step is to go to a lender to find out the maximum amount you can borrow and get written pre-approval for that amount. Note that this will be subject to the lender's own criteria. Once you send Housing New Zealand your proof of pre-approval or of other finance, we'll get a market valuation of the property.

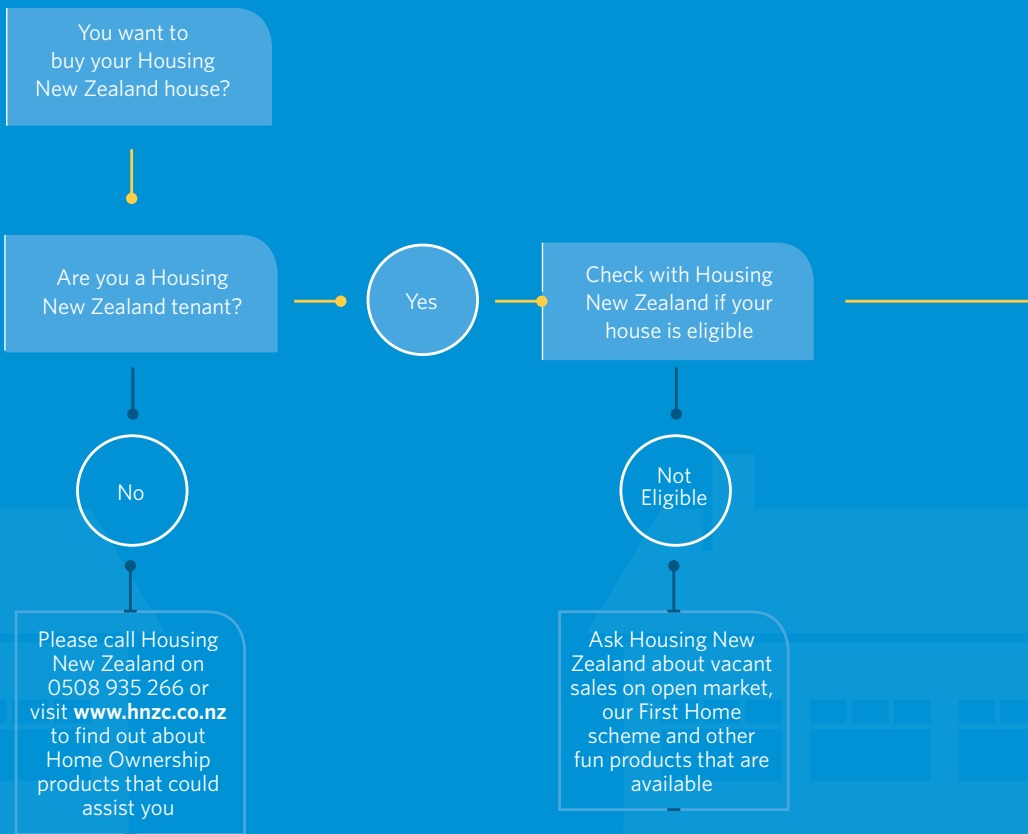
Introducing the FirstHome grant

FirstHome is a scheme that offers a grant of 10% of the purchase price of selected Housing New Zealand houses up to a maximum of **\$20,000**. From **1 December 2015** tenants wishing to buy the house they live in become eligible to apply for this grant. The FirstHome grant is available only in areas where there is low demand for state houses - so areas like Auckland, Wellington, Christchurch, Hamilton and Tauranga are excluded.

To find out more about FirstHome visit **www.hnzc.co.nz/buying-a-house** or call **0508 WELCOME** (935 266).



Buying **your** own home, step by step





Arrange pre-approval with lender, and supply proof to Housing New Zealand. Or supply proof of other finance to Housing New Zealand

Check to see if you might be eligible for a fund grant. Call 0508 935 266

Housing New Zealand arranges market valuation from registered valuer

Cannot obtain finance

Enter into sale procedure with Housing New Zealand

Please call Housing New Zealand on 0508 935 266 or visit www.hnzc.co.nz to find out about Home Ownership products that could assist you





Tenant home ownership programme

Important things to consider

You may be able to purchase your house – talk to Housing New Zealand to see if your house is eligible.

If your house is eligible, please read the following as these are important to consider when buying your house.

- This offer is only available to Housing New Zealand tenants.
- Your house will be sold at current market value – determined by a registered valuer.
- We can advise you of a possible purchase price – be aware that this is only a guide and a proper valuation will still need to be made.
- We also recommend you obtain a builder's inspection report on the house. This will cost approximately \$400. You may also wish to talk to a lawyer to ask any legal questions you may have.
- To buy, you will likely need to be able to borrow money from a lender. For this you may need to show:
 - a good credit history
 - that you are able to make home loan repayments
 - that you have a cash deposit to secure the home loan.

You may be eligible for a FirstHome grant.

You may qualify for a Welcome Home Loan with a lower deposit requirement, visit:

www.welcomehomeloan.co.nz or talk to one of the participating lenders.



If you are a member of KiwiSaver you may qualify for a KiwiSaver HomeStart grant or be able to withdraw your KiwiSaver savings.

Visit www.kiwisaver-homestart.co.nz for more information

Can you pay for the additional costs of buying a home?

These costs include:

- Legal fees - at least \$1,000
- Mortgage fee or lender's mortgage insurance premium
- Builders report - approximately \$400.

Ongoing costs of home ownership to consider:

- Rates - at least \$1,000 per year
- Maintenance - this includes plumbing, painting, etc
- House and contents insurance - total of at least \$700 per year.
- Your rent account with Housing New Zealand will need to be up to date by the time you purchase your home. This includes paying off any debt related to damages and income related rent.



For more information

For more information on any of the following:

- First Home Grant
- Welcome Home Loan
- KiwiSaver HomeStart grant
- KiwiSaver savings

Please call our freephone on

0508 WELCOME (935 266)



IMPORTANT:

It is important to note that buying your state house will affect your ability to apply for a state house for three years from the date of purchase. This is very important should you decide to reapply for state housing during that time.

**To find out more about the
Tenant Home Ownership programme:**

Call: 0508 935 266

E-mail: saleofstatehouses@hnzc.co.nz

www.hnzc.co.nz

New Zealand Government

Disclaimer: The information contained in this brochure is indicative only. The offer to buy is only available to Housing New Zealand tenants and there is no guaranteed sale of the house. There will be no advice offered, so please seek your own expert and legal advice. Housing New Zealand has the right to decline or approve sales of properties.