

# YOUR GUIDE TO THE **TENANT HOME PURCHASE SCHEME**

The First Home Scheme (FHS) has been extended to accept applications from tenants who are looking to purchase the home they are renting, where they have received a Notice of Termination (NoT) from their landlord, as the landlord is putting the property on the market. This extension of the FHS is known as the Tenant Home Purchase Scheme (THPS).

Where tenants have insufficient funds to purchase their rental home when they combine their mortgage and deposit, they may seek to bridge the funding gap by availing of the THPS, subject to meeting the qualifying criteria for the scheme.

## How does the Tenant Home Purchase Scheme work?

- Use our eligibility calculator to see the minimum and maximum support you could potentially qualify for through the Scheme.
- You can then register and submit your application online through the First Home Scheme website ([www.firsthomescheme.ie](http://www.firsthomescheme.ie)).
- To submit an application online for the THPS, documentation required will include a copy of your Mortgage Approval in Principle (AIP) and a copy of your Notice of Termination.

All other eligibility criteria that apply under the FHS continue to apply under the THPS.

## What is a valid Notice of Termination?

A valid Notice of Termination is a written notice served by a landlord on their tenant and meeting all of the requirements of a Notice of Termination as outlined by the Residential Tenancies Board (RTB).

## As a tenant looking to purchase my rental home using the THPS, can I also avail of the Help to Buy Scheme?

No. The Help to Buy Scheme is only available for newly built and self-built homes. You may, however, be eligible for up to 30% of the property purchase price (the maximum equity share available) under the FHS.



## How does the THPS differ from the FHS?

The THPS is an extension of the FHS, introduced to support tenants who have received a NoT and who wish to purchase their rental home. The differences between the THPS and the FHS are as follows:

	FHS	THPS
<b>Notice of Termination Required</b> <i>as the landlord is putting the property on the market</i>	X	✓
<b>Second Hand property is eligible</b> <i>where this is your current rental home on which you have been served a NoT</i>	X	✓
<b>Help to Buy can be used</b>	✓	X

All other eligibility criteria that pertain to the First Home Scheme also apply to the Tenant Home Purchase Scheme.

**WARNING: We strongly recommend you seek advice from an independent financial adviser and legal adviser if applying for this product.**

**WARNING: Property prices can go up and down. As the equity facility is linked to the value of your home, any change in property prices will affect any partial or final redemption amounts. If property prices increase/decrease over time, the percentage equity you have to redeem will remain the same but the € amount will increase/decrease. See example in the case of a price increase below:**

**Customer purchases a property for €250,000, availing of €25,000 from the First Home Scheme (FHS) which means the FHS has a 10% FHS equity share in your home. Sometime in the future you decide to buy out the FHS equity share. The home is now valued at €350,000. As the FHS equity share is unchanged at 10%, you will now need €35,000 plus any accrued service charges payable, to redeem the FHS equity share in the home.**

**WARNING: The First Home Scheme is not regulated by the Central Bank of Ireland and the equity product is not governed by the Central Bank and its statutory codes of conduct and/or other regulations to include the Consumer Protection Code. However, this does not affect your rights under consumer law.**