

Homes England - First Time Buyer Declaration

WARNING If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Borrower's Details	
Full Name:	Olatubosun Favour Olawoyin
Date of Birth:	17/07/1982
National Insurance Number:	SY971479D
Address of the Property being acquired:	70 Knights Templar Way, Strood, Rochester, ME2 2ZD <div style="text-align: right;">(the "Property")</div>
Purchase Price of the Property:	£437,600.00
Is the Property in London:	No
Homes England:	Homes and Communities Agency (trading as Homes England) of One Friargate, Coventry CV1 2GN
Scheme:	Help to Buy: Equity Loan 2021 – 2023 Programme
Home Purchase Plan	any home purchase plan in accordance with article 63F(3) of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 (SI 2001/544).

I confirm and declare by signing this First Time Buyer Declaration that:

1) I am either:

1.1 resident in the United Kingdom for tax purposes; **OR**

1.2 not resident in the United Kingdom for tax purposes but either:

- (a) perform duties which, by virtue of section 28 of the Income Tax (Earnings and Pensions) Act 2003 (Crown employees serving overseas), are treated as being performed in the United Kingdom; **OR**
- (b) I am married to, or in a civil partnership with, a person who performs such duties.

2) I have read the "Definition of a First Time Buyer" in the Appendix at the end of this form and have sought professional advice where I am still unsure what constitutes the definition of a First Time Buyer.

3) I do not own, and never have owned or entered into a Home Purchase Plan (or equivalent arrangement) in relation to any interest in residential land, whether in the United Kingdom or elsewhere, which:

I declare that the information I have provided is true and complete to the best of my knowledge and belief.

Name Olatubosun Favour Olawoyin

Signed


Dated


You must provide your signature in wet ink or by providing an electronic copy of this declaration containing your wet ink signature.

PLEASE NOTE THAT WHERE MORE THAN ONE BORROWER, EACH BORROWER SHOULD COMPLETE AND SIGN A SEPARATE DECLARATION.

APPENDIX

DEFINITION OF A FIRST TIME BUYER

For consistency, the Homes England has adopted HMRC's definition of a first time buyer and in order to count as a first time buyer, a purchaser must not, either alone or with others, have previously acquired a major interest in a dwelling or an equivalent interest in land situated anywhere in the world.

This includes previous acquisitions by inheritance or gift, or by a financial institution on behalf of a person under an alternative finance scheme.

Eligibility for the Scheme is not denied by virtue of a previous acquisition as a trustee unless the purchaser was also a beneficiary of the trust.

Relief is also not denied if the purchaser owns or has previously owned non-residential or mixed-use property, as long as that property did not include a dwelling.

This restriction does not apply where the interest acquired was the grant or assignment of a lease with less than 21 years to run e.g. assured shorthold tenancies.

If the property is being purchased jointly, all the purchasers must meet these conditions.

3.1 is:

3.1.1 in England or Wales:

- (a) freehold; **OR**
- (b) leasehold, where the lease was originally granted for a term certain exceeding 21 years; or commonhold; **OR**
- (c) Commonhold; **OR**

3.1.2 in Scotland, registered or recorded, or would be capable of being registered or recorded, as a right of absolute ownership in the Land Register of Scotland or General Register of Sasines in Scotland (as applicable); **OR**

3.1.3 in Northern Ireland:

- (a) freehold; **OR**
- (b) leasehold, where the lease was originally granted for a term certain exceeding 21 years; **OR**

3.1.4 an equivalent interest in residential land to the interests in land listed in paragraphs 3.1.1(a) to 3.1.1(c) above:

- (a) under the laws of any jurisdiction outside the United Kingdom (i.e. anywhere in the world); **AND**
- (b) comprises a building that is used or suitable for use as a dwelling, or is in the process of being constructed or adapted for such use; **AND**
- (c) I acquired:
 - (i) as a purchaser by way of sole or joint ownership; **OR**
 - (ii) which entitles me to possess or occupy that land.

- 4) I intend to occupy the Property as my only or main residence and will, following the acquisition of the Property, occupy the Property as my only or main residence.
- 5) I am purchasing the Property as a sole owner or as a joint owner with another individual(s) who is/are also a First Time Buyer(s).
- 6) I am not purchasing the Property by means of a 'buy to let' mortgage.
- 7) I understand that making a false or misleading statement in this First Time Buyer Declaration may:

7.1 give rise to personal liability, including criminal liability,

7.2 constitute a breach of the Scheme terms; and

7.3 result in any borrowing becoming immediately due and payable to Homes England or result in any offer of funding to me being withdrawn by Homes England.