

THE  
**LOCK**  
AT GREENFORD QUAY



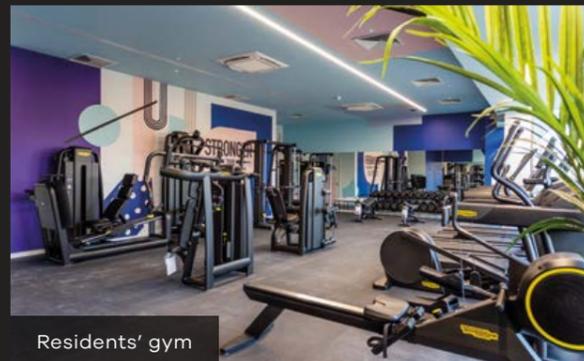
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*London Help to Buy:  
Equity Loan\**

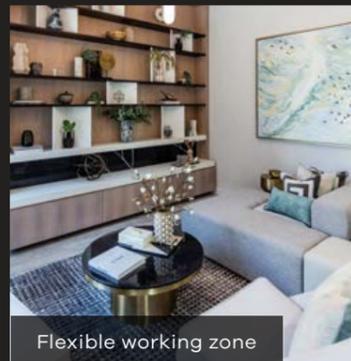
A guide to help you navigate making your first steps onto the property ladder.



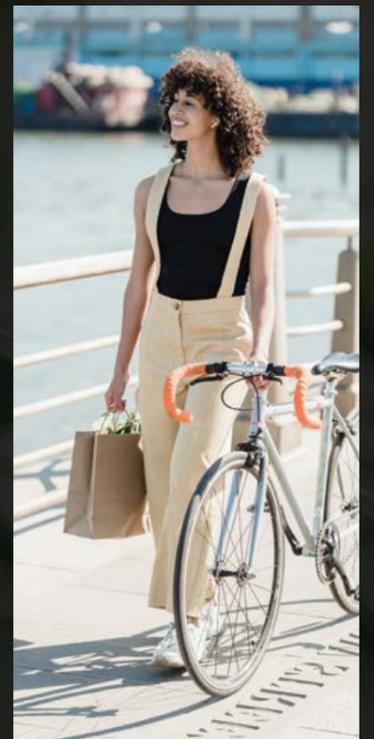
Concierge



Residents' gym



Flexible working zone



[www.thelock.london](http://www.thelock.london)

020 4502 9827

Unit 1, Bakery Walk, Greenford, London, UB6 0GQ

Telford Homes terms and conditions apply. Computer generated imagery and other imagery is indicative only. Prices correct at time of going to print. \*London Help to Buy: Equity Loan – London Help to Buy is available subject to eligibility, terms and conditions. Applicants should seek independent financial advice, and get information and guidance on applying for a London Help to Buy: Equity Loan at [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk). \*\*Figures based on a 1 bedroom property price worth £385,000. February 2022.



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HM Government



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# Say hello to

## London Help to Buy: Equity Loan\*

The London Help to Buy: Equity Loan\* scheme could help you own your dream home with as little as a 5% deposit. The scheme is available to first-time buyers only. In addition to your 5% deposit, the Government will then provide an equity loan for 40% of the purchase price, which means you need to source a mortgage for 55% of the remaining value.

## After 5 years

Homebuyers using a London Help to Buy: Equity Loan\* will need to pay interest after 5 years. The total amount you repay is linked to the value of your home at the time (not the amount you originally borrowed) and you will continue to pay this interest until your loan is paid off in full.

## How it works

Once you have selected your apartment and paid your reservation/holding fee, the next stage will be your exchange funds which normally takes place 28 working days from the reservation. The amount due will be 5% of the sale price, less the reservation fee.

## How to apply

The London Help to Buy: Equity Loan\* scheme is run by the Government-appointed Help to Buy London agent. They can guide you through your purchase, from providing general information about the scheme to dealing with your application.



### EXAMPLE BREAKDOWN



MORTGAGE  
REQUIREMENT  
£211,750\*\*



LONDON HELP TO  
BUY: EQUITY LOAN\*  
£154,000\*\*



CASH DEPOSIT  
£19,250\*\*

(BASED ON A  
1 BED APARTMENT  
FOR £385,000)

# Say hello to

## Your new home

Our Sales Team are here to assist you with the apartment selection process as they have a vast knowledge of the development and can help answer any questions you have before reserving your unit, including how to instruct a solicitor. Once you have selected your apartment and paid your reservation/holding fee, the next stage will be to exchange funds.

## Pre-completion inspection

Once the exchange of contracts has taken place you will be contacted to arrange your pre-completion inspection.

A Pre-Completion Inspection (PCI) enables peace of mind in terms of standard of finish and occupational readiness. It also facilitates a demonstration of all appliances installed and provides further information relating to the development and its surrounding area.

## The exciting bit!

Following legal completion, the Customer Service Manager will arrange the formal handover of the property. This will include a detailed walk of the property, the supply of USB's which contain all the relevant manuals, home demonstration and the best part – the keys to your new home!

## Two-year warranty

Your property will be provided with a builder's warranty as well as out-of-hours emergency cover for a period of two years following legal completion. A further 10-year structural warranty cover will be provided by the independent warranty provider, NHBC. Please refer to your residents' manual on what is covered and how to report any unforeseen matters that may arise and need our attendance.