

Tāmaki Affordable Home buyer checklist

Tāmaki Regeneration Company (TRC) is releasing a limited number of affordable homes that have been specifically designed with affordability in mind. We've developed a simple set of criteria outlined below. Please check that you meet this criteria. Applications need to be submitted to TRC for consideration and TRC has the final say as to whether you qualify. Incorrect or partially completed forms will not be valid and will not be accepted for consideration.

Purchasing criteria for each purchaser

To qualify, each purchaser must meet all of the requirements below, as at the date of signing the Statutory Declaration. You must be:

- > A first time home buyer with no current or previous interest in property in New Zealand or overseas. We will ask your solicitor to provide an undertaking that they have undertaken searches in this regard. You do not have any unregistered interest in land that you could expect to sell or permanently and exclusively live in.
- > You are a New Zealand citizen or Permanent Resident, currently tax resident and residing in New Zealand.
- > You are over the age of 18.
- > Your total gross household income in the last 12 months is no greater than \$130,000 gross (before tax).
- > The Tāmaki Affordable Home will be your primary place of residence and you will live in it for a minimum of three years (continuously) following settlement. You will have to enter into a contract with Tāmaki Regeneration confirming this.
- > You are purchasing the Tāmaki Affordable Home in your own name/s and not in a trust or other entity (such as a company).
- > You can prove that you have enough savings and finance to complete a purchase of a Tāmaki Affordable Home including having been pre-approved by a lender.
- > You have read and considered the Tāmaki Affordable Homes Terms and Conditions and accept these in full.

Checklist: If all purchasing criteria is met, each named purchaser needs to attach copies of:

1. If you are a New Zealand citizen, a copy of your:
 - o Birth Certificate; or
 - o Current passport.
2. If you are a Permanent Resident, a copy of your:
 - o Current passport; and
 - o Current Permanent Resident Visa. A Resident Visa is not sufficient; you must have a Permanent Resident Visa.
3. You are required to provide documented evidence of your household income. Total household gross income means the combined income of all household residents sharing the house as their primary residence. Combined income means every form of income received by household residents (e.g. wages, salary, overtime pay, pensions, rental income, investments and money from any source). Household residents do not have to be related but are persons over 18 who will reside in the Tāmaki Affordable Home with you and/or contribute to or share household expenses and who you have a relationship with. You do not need to account for people that are just flatmates.

Salary and wage earners are required to provide a Certificate of Earnings for the past 12 months, which include:

- > Ordinary salary or wages or primary Work and Income benefits
- > Overtime

- > Shift allowances
- > Second job and casual employment
- > Permanent and part-time employment
- > ACC payments and private insurance payments, such as income protection.

To obtain a Certificate of Earnings:

- > Go to www.ird.govt.nz and login using your IRD Online Services user name and password
- > Select 'My Income'
- > Under 'Account Information' click on 'Salary & Wages'
- > This will default to show your current tax years earnings information (not required)
- > Select the 'earnings last 12 months' tab
- > Click on 'Save/Print', save as PDF to be emailed
- > If you have no taxable income in the last 12 months, after you select the 'earnings last 12 months' tab, take a screenshot (ctrl-alt-print screen) of the report and email that to us. It should state that you have no earnings information for the period.

Self-employed people are required to provide:

- > A copy of your personal IR3 statement, Notice of Assessment and Return Acknowledgement for the most current tax year
- > Up-to-date interims if the end of the last financial year is more than six months ago.

Excluded from the income cap test are irregular and secondary sources of income including:

- > Secondary benefits, such as Accommodation Supplements
- > Tax credits, such as Working for Families
- > Investment income, such as KiwiSaver investments
- > Non-taxable income, such as allowances and scholarships
- > A copy of your lending pre-approval letter or certificate, clearly showing the maximum that can be borrowed, that covers all named purchasers.

Where to send your application:

Once complete and checked, please scan and email the applications forms, Statutory Declaration and supporting documents to: homes@tamakiregeneration.co.nz

NB: if you are emailing your application you do not need to mail the original.

Terms and conditions

Buying a Market Affordable Home in Tamaki

Tamaki Regeneration (TRC) is offering first home buyers the opportunity to purchase market affordable homes in its current developments. Market Affordable Homes (MAH) are priced at no greater than \$650,000 and are usually one or two bed-room homes. TRC's development partners are responsible for the sale and purchase of MAH while TRC assists in the vetting process of applicants for MAH. The following terms and conditions set out the criteria explanation for eligibility to purchase a MAH.

1. No current or previous interest in property

1.1

In order to qualify to purchase a MAH, you must be a first-time home buyer with no current or previous interest (whether alone or jointly) in property in New Zealand or overseas. You will be required to execute a Statutory Declaration at the time of application, where you will declare that you have no current or held any previous interest in property in New Zealand or overseas. If you are successful in your application to purchase a MAH from one of our development partners, they may also require you to provide further proof by way of an undertaking from your solicitor that they have searched Land Information New Zealand and the search confirms your declaration.

1.2

You must also not have any unregistered interest in land that you could expect to sell or permanently and exclusively live in, for example, an interest in property by virtue of marriage or a de-facto relationship. You will also be required to execute a Statutory Declaration to this effect at the time of application. TRC's development partners may also require you to provide a solicitor's undertaking to that effect if you are successful in your application.

1.3

In order to progress your application, you must execute the Statutory Declaration declaring the above. We will not forward your application to our development partners without your signed and witnessed Statutory Declaration. If you have any concerns about this process, we recommend that you seek independent legal advice.

Eligibility and membership of a Trust

1.4

By way of explanation, a typical trust situation involving the ownership of land has:

- Trustees (one or more people who have legal ownership of the land)
- Beneficiaries (the people who can receive benefits from the trust)
- Usually, but not always, some of all of the family lives in a dwelling on the land that is held on trust.

The development partner selling the MAH will have the discretion as to whether or not you are eligible to purchase a MAH. All such interests must be disclosed in writing to us with your application.

Inherited and gifted land

1.5

How you came about your interest in land whether through purchase, gift or inheritance is irrelevant.

2. No nominee

2.1

If TRC development partners select you as a purchaser of one of the MAH, that approval is personal to you. That means you cannot nominate someone else or a trust to complete the purchase of the MAH. The applicant(s) must be the registered proprietor of the MAH.

3. Evidence of ability to finance purchase

3.1

Your application to purchase the MAH requires you to submit details of how you will fund the purchase of the MAH offered to you. TRC and its development partners reserve the right to reject your application if you cannot provide sufficient evidence of your ability to finance the purchase of the MAH.

4. Meeting the income cap

4.1

Applicants are required to provide documented evidence of household income. The income cap test for salary and wage earners is based on the applicant(s) gross taxable income.

4.2

Salary and wage earners are required to provide a certificate of all earnings for the past 12 months, which includes (but not limited to):

- Ordinary salary or wages or primary Work and Income benefits
- Overtime
- Shift allowances
- Second job and casual employment
- Permanent and part-time employment
- ACC payments and private insurance payments such as income protection

4.3

Self-employed people are required to provide:

- Their most recent financial statements, supported by business and personal tax returns
- Up to date interim accounts if the end of your last financial year is more than six months ago

4.4

Excluded from the income cap test are irregular and secondary sources of income including:

- Secondary benefits such as Accommodation Supplements
- Tax credits such as Working for Families
- Investment income such as Kiwisaver investments
- Non-taxable income, such as allowances and scholarships

4.5

Even if no income has been earned by you or one of the others you plan to buy a property with, we still require evidence or confirmation of this.

4.6

Please note that submitting documents that cover the IRD tax year are not sufficient, as it may not cover the period you are applying for.

5. Previous home owners

5.1

If you have previously owned property, you may still be eligible at the discretion of TRC and its development partners provided:

- That you are in the same position as a first home buyer in terms of assets, income and liabilities; and
- You meet all the other MAH criteria'

6. Primary place of residence and no sale

6.1

The MAH you purchase must be your principal place of residence for three years from your settlement date.

6.2

Flatmates and boarders are permitted as long as you remain living full-time in the MAH

6.3

You will not be able to sell, transfer or assign your registered interest in the MAH for a period of up to three years from the settlement date.

6.4

Our development partners will actively monitor compliance with the occupancy requirement.

7. Exemption from 3 year occupancy period

7.1

TRC and its development partners may at their discretion, consider an exemption from the three year minimum occupancy period in some circumstances, examples of which might be:

- Where you are unable to meet minimum living expenses, and refinancing the mortgage to reduce payments, or selling the property and buying again are not reasonable alternatives
- Where you are not able to carry out your usual occupation because of temporary illness, injury or disability
- Where the property is no longer suitable for you or your dependents because of a permanent illness, injury or disability
- Where you suffer long term loss of employment
- Where you are required to relocate because of your job or new job
- Other out of ordinary circumstances which are beyond your control, to be determined by us on a case-by-case basis.

7.2

You may be required to provide evidence to substantiate your circumstances before we consider any exemption.

8. Fraud

8.1

If TRC or its development partners suspect that false or fraudulent information has been provided by you, we can in our discretion determine that your approval for purchase becomes null and void. We may also report such false or fraudulent behaviour to the NZ Police and other governmental organisations.

9. Discretions

9.1

TRC and its development partners will do all things reasonably possible to ensure that all applications are carefully and objectively considered and reviewed. However, for the avoidance of doubt, TRC and its development partners retain full discretion to determine whether or not you qualify and are not obligated to provide you with any explanation as to its decision.

9.2

Decisions on eligibility to purchase a MAH are final and TRC and its development partners are not required to enter into any correspondence with you.

9.3

TRC and its development partners also reserve their discretion to amend, change, delete the qualifying affordable criteria, forms and these terms and conditions without notice as we see fit from time to time.

10. General

10.1

While we use reasonable endeavours to process your application in a timely manner, we take no responsibility for lost or late applications.

10.2

If you are selected to purchase a MAH, TRC's development partner will require you to execute a Sale and Purchase Agreement that will contain these terms and conditions.