



Owning a Property Together

A practical guide designed to explain the different ways that you can buy a home with other people

Joint Tenants or Tenants in Common?

If you're buying a property with others it is important to be aware of the two main types of ownership you can enter; Joint Tenants or Tenants in Common.

When it comes to completing the paperwork this choice is covered by one simple checkbox, but it warrants serious consideration well in advance of this.

Joint Tenants

- Regardless of how much they pay in (deposit and repayments) both owners share equal ownership of the entire property
- If one owner passes away, their share automatically goes to the surviving owner(s)
- Best for couples or those wanting simplicity and shared responsibility
- May not be ideal if different financial contributions, or when considering inheritance tax / plans

Tenants in Common

- Can hold property in equal (50:50) or unequal (e.g. 70:30 / 95:5) shares
- Each person's share can be passed on through their Will
- Good for those with different contributions, blended families or children from other relationships
- Important to document agreements in a Declaration of Trust

Impact on Your Mortgage

- Your ownership choice doesn't affect mortgage approval or eligibility
- Your solicitor will help you to handle ownership decisions – not your mortgage advisers or lender
- Ensure agreements are documented before contracts are exchanged
- Both (all) parties are jointly responsible for mortgage payments, regardless of ownership split

Protecting Your Investment

- Write a Will to decide who inherits your share (essential for Tenants in Common)
- Use a Declaration of Trust to clearly outline ownership shares and contributions
- Consider agreements like pre-nups or cohabitation contracts for extra clarity
- Plan ahead to avoid disputes and safeguard your financial interests.

Will Writing is not regulated by the Financial Conduct Authority. Remember, your home may be repossessed if you do not keep up repayments on your mortgage.