



FRISBY
HOMES



HELP TO BUY SCHEME GUIDE

To help you understand the Help to Buy Scheme, we've put together this step-by-step guide for new homeowners.



Buying your first home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress free as possible. We would be delighted to guide you through the entire process and go through everything from starting the process right through to closing on your new home.



If you decide to buy a new home there are government support schemes available to help you. We have created this guide to assist you on your home buying journey & how to apply for the Help to Buy Scheme.

If you have questions or would like further clarification call Julie Nolan, our sales manager, on 051 875409. She can guide you through all the steps and advise how to begin the process.



WHAT IS HELP TO BUY?

The Help to Buy (HTB) Scheme is a Government initiative designed to help first time buyers raise the deposit they need to buy their new home.

Under the scheme, home buyers can claim the lesser of €30,000, 10% of the purchase price of the home, or the amount of income tax you have paid in the 4 years prior to your application.

HELP TO BUY EXAMPLE:

10%

Savings €5,000
Help to Buy €30,000

NEW HOME
€350,000

90%

Mortgage €315,000

ARE YOU ELIGIBLE?

- To avail of HTB you must be over 18 years old
- You should be a first time buyer, intending to live in the home as an owner-occupier for at least 5 years
- Be a PAYE taxpayer
- Borrowing at least 70% of the value of the home
- Buying before 31st December 2024

HOW DO I APPLY?

1. THE APPLICATION STAGE

- Log onto www.revenue.ie
- Ensure the names on your Help to Buy Scheme application are the same as your signed contract.
- Complete the declaration and select the four years you want to use for your tax rebate.
- Once your application is approved you will receive an Application Number (e.g. A24637696), the maximum amount you can claim and a six-digit Access Code (e.g. 123456).
- Share your Help to Buy Scheme application codes with your Frisby Homes contact, Julie Nolan Sales Manager, and your solicitor. (Application Number + Access Code).

2. THE CLAIM STAGE

- Login to your Revenue account, 'Claim' your HTB application.
- Upload your signed contract and evidence of your mortgage approval when prompted during the 'claim' procedure.
- You will receive a Claim Number (e.g. C24637696).

3. THE VERIFICATION STAGE

- Share your Claim Number with your Frisby Homes contact, Julie Nolan, in order for Frisby Homes to verify & claim the HTB funds directly from Revenue.
- Once your Help to Buy Scheme application is verified by Frisby Homes it can take up to ten business days for the transfer of funds to Frisby Homes account. The Help to Buy Scheme funds are required to proceed to the closure stage of your new home. Frisby Homes require the funds from the HTB Scheme along with the balance of the 10% deposit to confirm the contracts stage of the process is complete.



Note: The closing date for Help to Buy Incentive applications is 31st December 2024. However, if you have entered into a contract to buy a house and have a successful application, you can draw down the grant before 31st December 2024. If your house sale does not close within 2 years from the date of draw down, Revenue will seek repayment of the amount.





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