

## Aster Group Shared Ownership Surplus Income Policy

### SCOPE

- This policy applies to every sale of a Shared Ownership home to a prospective customer.
- The policy applies to both new build and resale homes.
- We will ensure all prospective customers are aware of our policy approach when offering them a Shared Ownership home.
- We will ensure all prospective customers are aware of the process prior to incurring any costs.

### POLICY STATEMENT

Homes England require Aster Group to specify a minimum monthly surplus income that must be included in the affordability assessment for any prospective Shared Ownership customers.

In line with regulative guidance, Aster Group require customers to have a minimum **10%** surplus income. TMP (The Mortgage People) will allow for this in the initial affordability assessment that they complete on behalf of any prospective customers.

In certain circumstances we reserve the right to amend this tolerance.

### MONITORING AND REVIEW

This policy will be reviewed every 3-months.

### RELATED POLICIES AND PROCEDURES

- First come, First served allocations policy
- Adverse Credit policy

Created: September 2025