



## **Co-ownership Agreements**

Buying a property with another person is in many respects like investing in a business and it is important for all the parties to know the terms and conditions of your relationship as property owners. Anyone who is buying a property with another person, whether they are a family member or a friend should have a co-ownership agreement with your co-purchaser and the value of your investment together.

### **What is a Co-ownership agreement?**

A co-ownership agreement is a legal agreement between two or more people who have bought or who are in the process of buying a house together. The co-ownership agreement will be tailored to suit the needs of the people who are buying the property

### **When should I discuss the Co-ownership agreement with my Solicitor?**

The co-ownership agreement should be discussed with your Solicitor in the early stages of the buying process. The co-ownership agreement should be signed at the same time that you are signed the Contract to purchase the house.

### **If I buy a house with someone else do we automatically own the house on a 50:50 basis?**

No, that is not necessarily the case. In most cases the shares which people own in a house will reflect the amount of money that those people have contributed to the purchase price.

One of the main advantages of the co-ownership agreement is that it records exactly the contributions that have been made by each of the purchasers, not only to the purchase price but also to legal fees and any other expenses e.g. Engineer.

This information can then be used to ensure that each person becomes registered as owner of a share in the property that reflects the contribution that they have made.

### **Can you specify in the agreement how future expenses in relation to the property will be shared?**

Yes, the co-ownership agreements will set out the share of ongoing expenses that each of the owners will be liable for. Those expenses can cover maintenance and repairs, insurance, utility bills and so on.

