

Co-Ownership Buyer FAQs

MPM Real Estate
Consultants

Bespoke Buyer Services

DO I REALLY OWN THE PROPERTY?

Yes, it is true property ownership. You purchase a share in a property-specific limited company. The home is fully managed and designed specifically for co-ownership.

CAN I FINANCE MY PURCHASE?

Yes. There is integrated financing available to offer our buyers. You also are welcome to use other sources of capital such as home equity financing or cash.

DOES THIS WORK LIKE A REGULAR PROPERTY TRANSACTION?

Yes. The legal forms and completion process are similar to a standard home purchase.

HOW DO I SCHEDULE TIME TO ENJOY MY PROPERTY?

You book time using the app, powered by the SmartStay scheduling system. It's easy to use and fair for owners, based on the number of shares you own. The system supports two types of stays: general and short-notice. General stays are scheduled 8 days to 24 months in advance, and each owner has access to a general stay that falls on a special date (e.g., public holidays and popular local events). Short-notice stays are booked 2 to 7 days in advance of arrival.



IS IT A TIMESHARE OR FRACTIONAL COMPANY?

We help people buy, own and enjoy a true property asset. Most timeshares, in contrast, sell the right to use a fixed amount of time in an apartment building or hotel shared by dozens of people. These units are often hard to sell due to a supply and demand imbalance. A small group of co-owners is brought together to purchase a share of a single property and have ongoing access. Management company handles all management details, provides full transparency on operating expenses, and facilitates a seamless resale on the open market at any point after 12 months of ownership.

IS CO-OWNERSHIP NEW TO THE PROPERTY MARKET?

Owning a property with others in a limited company is not a new practice. However, “DIY” limited company co-ownership is a headache to set up and a hassle to manage, especially when personal relationships are involved. Fully managed limited company co-ownership is a technology-enabled property ownership solution that removes the interpersonal stress and operational hassle of doing it on your own.

IS IT THE SAME AS A TENANCY IN COMMON?

No. Co-ownership is structured through a limited company. Owners purchase a share in the limited company, which holds the deed to the home. This structure provides co-owners with protection, privacy and flexibility. A Tenancy in Common is a specific type of ownership format with deeded ownership for each partial individual owner.

WHAT MONTHLY COSTS WILL I HAVE TO PAY AS A CO-OWNER?

Home operating costs, such as property management, maintenance, taxes and repairs, are passed along directly to owners transparently with no markup. Costs are shared pro rata. Owners pay an additional €199 monthly fee which covers limited company oversight, ongoing owner support, and the technology that enhances your owner experience.

APART FROM THE APP, WHAT SERVICES DOES THE MANAGEMENT COMPANY PROVIDE AFTER THE SALE IS CLOSED?

The company manages all aspects of homeownership, including: direct property management, or choosing and overseeing the property management company in select markets; maintaining the limited company and resolving any disputes between owners or the municipality; continually innovating and improving the app and other digital technology to help homeowners schedule more efficiently; and providing partnership tax forms and handling property tax payments.

CAN OWNERS RENT OUT THEIR TIME ON AIRBNB OR SIMILAR SITES?

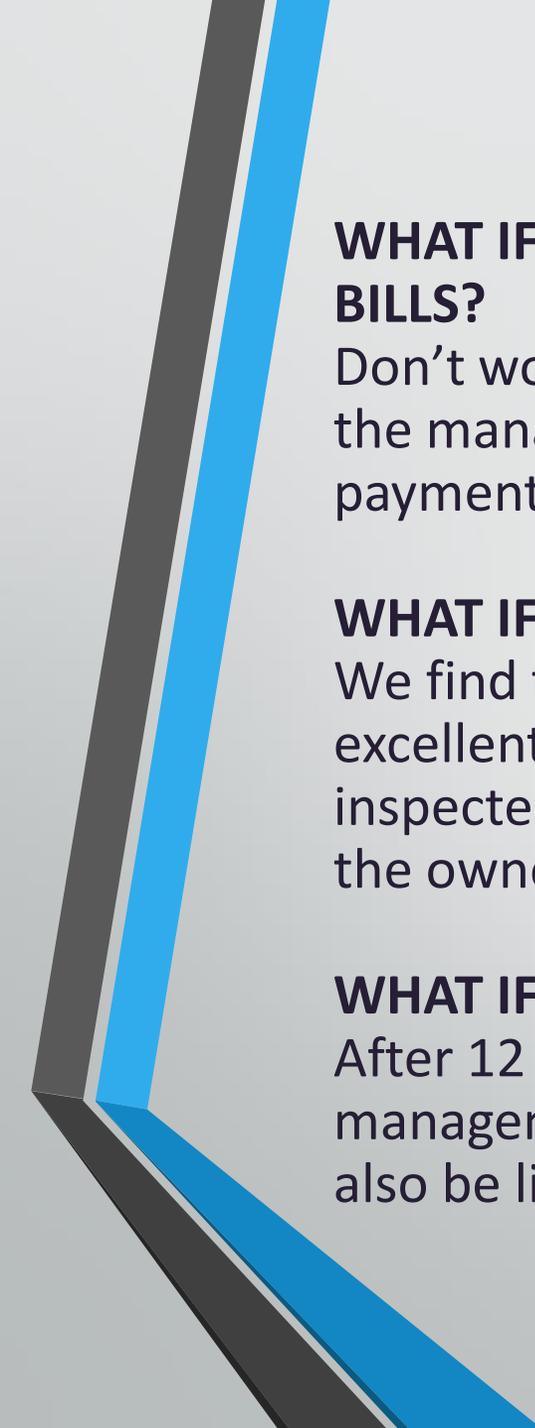
No, owners are not permitted to rent out or sell time on holiday rental sites or other public rental listing services. All guests must be registered and have the app on their phone to access the home.

DOES THE MANAGEMENT COMPANY MANAGE EACH HOME DIRECTLY?

Yes. The management company manages the limited company and the property, and in select markets they engage local third-party property managers on behalf of the owners. When working with trusted partners, a technology-enabled feedback loop is established between owners and property managers to ensure streamlined communication and excellent quality of service.

WHO FURNISHES THE HOME?

As a service to owners, the management company works with professional interior designers who decorate and furnish the home to suit its unique style and location. The goal is to create luxurious surroundings for effortless living. We think you'll love the modern finishes, smart tech and beautiful décor. Each home is meticulously well-appointed with everything you need to cook, relax and play, so you can just show up and enjoy your time.



WHAT IF ONE OF MY CO-OWNERS MISSES A PAYMENT, OR GETS BEHIND ON THEIR BILLS?

Don't worry — you are protected. As the manager of your home's limited company, the management company will assume financial responsibility if an owner defaults on payments. This is one of the benefits the ownership programme.

WHAT IF ANOTHER OWNER DAMAGES THE HOME?

We find that owners exhibit true pride of ownership and typically leave their home in excellent condition. To ensure a quality experience for every owner, homes are inspected after each visit. Any damages beyond regular wear and tear are charged to the owner who was using the home at the time.

WHAT IF I WANT TO SELL MY OWNERSHIP INTEREST IN THE HOME?

After 12 months of ownership, you can sell at any time, and you set the sale price. The management company has an active network of interested buyers, and the home will also be listed on websites, and promoted across our marketing channels.

DOES MY SHARE INCREASE IN VALUE IF THE HOME APPRECIATES IN VALUE?

Yes, as a true owner, any equity gains realised are yours.

CAN I KEEP PERSONAL ITEMS AT MY HOME?

Yes. Each owner has designated storage space for personal items.

CAN I BRING PETS TO THE HOME?

Yes. Owners may bring up to two dogs to their home, with some restrictions.

WHAT POLICIES MUST OWNERS ADHERE TO?

All co-owners must adhere to the owner Code of Conduct. For example, co-owners are prohibited from renting out their homes or hosting events that would be disruptive to the neighbourhood.

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WHO WILL BE RESPONSIBLE FOR LAWN AND HOME MAINTENANCE?

Management company manages these details, including landscaping, tree trimming, gutter cleaning and pool maintenance, through locally hired professionals.