Rent To Own

Affordable Home Ownership

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Delivered by the Bridge Housing Charitable Trust


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Building resilient and empowered communities,
through quality, affordable housing.

RENT TO OWN

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Bridge Housing introduced its Rent to Own Programme in late 2025.

The programme supports families who are renting and struggling to save for their own home.

By partnering with Bridge, families can have the stability of living in a secure, modern rental whilst saving a deposit, enabling them to make the move into their first home.

This means more Kiwi families can finally live in their own home.

An overview

The Rent to Own programme is designed to help you transition from long-term renting, through to home ownership.

You can exercise your option to buy the home you are living in at anytime.

You can live in a secure, modern rental home whilst you prepare to take on a mortgage.

When you decide to buy, the house will be revalued. Any capital gains will be reduced by one third, keeping the purchase price affordable

Bridge Housing supports you to save for a deposit, by matching your savings of up to $100 per week (Bridge Booster).

If you haven't already done so before then, after five years, you can use your matched savings to purchase your home.

Eligibility criteria

- ✓ Current renters (may have previously owned but must then meet an asset test).
- ✓ Manageable debt that can be realistically repaid within 5 years.
- ✓ The combined household income must not exceed $130,000 p.a. (before tax).
- ✓ At least one person from the household entering into the Agreement must be a New Zealand resident or citizen.
- ✓ The household must commit to ownership & agree to work with Bridge Housing on achieving its savings plan (financial literacy programme).

Your obligations

- ✓ The property must be used exclusively as the household’s primary residence.
- ✓ It must be your permanent home; you cannot sublet the property for more than 4 week per annum.
- ✓ You cannot purchase any other property while you are in the programme.
- ✓ Allow Bridge Housing to carry out annual property inspections, to ensure integrity of the building is maintained.
- ✓ The financial commitments of the programme must always be met.

The cost of a Rent to Own Home

Below is a full list of the costs involved for Rent To Own*.

One-off costs

- Lawyers fees
- Bond

Ongoing costs

- Rent
- House maintenance costs (where not landlord's responsibility)

*The exact costs of Rent To Own can only be ascertained at the time a property becomes available.

Raising a deposit

In addition to your savings, the illustration below shows the variety of ways you can pull together a deposit for a home, including the two Government initiatives designed to support first home buyers (more on these next).

Banks usually require a 20% deposit, but if you qualify for **Kāinga Ora's First Home Loan the deposit requirement is reduced to as low as 5%.**

FIRST HOME INITIATIVES

KiwiSaver First Home Withdrawal

The First Home Withdrawal allows you to access the funds in your KiwiSaver, to use towards a deposit on your first home.

The following eligibility criteria must be met:

- Available for first home buyers (and previous home owners should their financial position be similar to that of a first home buyer, as determined by Kāinga Ora).
- You must have been a member of KiwiSaver for at least three years.
- Eligible members can withdraw their KiwiSaver savings (including government contributions and tax credits), however, at least $1,000 must remain in their KiwiSaver account.
- As approved by your KiwiSaver provider (not all KiwiSaver providers allow a withdrawal for this purpose).

How to apply: Contact your KiwiSaver provider. If you are a previous home owner, you will also need to contact Kāinga Ora.

Kāinga Ora First Home Loan

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The First Home Loan helps eligible first home buyers secure a home loan, by reducing the deposit requirement to as little as 5%.

The following eligibility criteria must be met:

- ✓ Available for first home buyers (and previous home owners should their financial position be similar to that of a first home buyer, as determined by Kāinga Ora).
- ✓ Income before tax must not exceed $95k p.a. for single purchaser, or $130k p.a. for couple.
- ✓ You must have a minimum deposit of at least 5% of the purchase price.

How to apply: Contact Kāinga Ora.

Bridge Booster

- Bridge Housing Charitable Trust will match your savings of up to $100 per week (Bridge Booster).
- Bridge Booster funds become available to you if you exercise your option to buy the home you are living in.
- At any time, you may use your matched savings to purchase the home you are living in.
- On the fifth anniversary of your move-in date, you must either purchase the home you are living in, or you can move out of your home.
- Should you exit your relationship with Bridge Housing Charitable Trust at anytime before transitioning to ownership, the Bridge Booster will cease to exist.

RENT TO OWN

Benefits

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Rent To Own means you are provided with a secure tenancy in the very home you are working to purchase.

Savings

Rent To Own gives you the opportunity to save towards a deposit with Bridge Booster matched savings

Advantage

When you choose to buy, any capital gains will be reduced by one third, keeping the purchase price affordable

Support

Our team is dedicated to supporting you to ensure you are on track for your savings goals to purchase

Stability

You get the stability of staying in your home and the reassurance of eventually stepping into home ownership

Pathway

Rent To Own offers a pathway to home ownership for those who need support in raising a deposit

Location

Rent To Own doesn’t mean comprising; Bridge Housing offers modern homes in great locations

Getting your finances in order

A key part of being able to purchase your Rent to Own home, is obtaining a home loan from a bank. The bank will look closely at your current financial position, as they want to be confident that if they provide you with a home loan, you are not overcommitting yourself and that you can continue to meet all your financial obligations.

The bank will want to see at least 3 months history of the following:

- Your income (if self-employed, your financial accounts).
- Your expenses and spending habits.
- Your debt servicing commitments.

Here are some tips so that you get in the best possible position:

- Remove small expenses like AfterPay and Layby, as these greatly impact your ability to borrow.
- Manage your day-to-day spending and consider removing any unnecessary outgoings.
- Be aware of your bank account conduct. Make sure there are no unarranged overdrafts or dishonours.
- Where you can, reduce or cancel lines of credit such as credit cards, store cards, overdrafts, personal loans etc.

RENT TO OWN

An example

Move into your home

DAY 1

HOME VALUE $510,000

WEEKLY RENT $425

The home's market value is recorded in your RtO Agreement and rent is set at market rates

Annual rental adjustments are linked to CPI for the duration of the 5-year term

You can purchase your home anytime before the 5th anniversary of your move-in date

YEAR 5

HOME VALUE $591,230

⅓ YOUR SHARE OF CAPITAL GAINS $27,050

The home is re-valued and capital gains are shared

PURCHASE PRICE $564,180

Your share of the capital gains is taken off the purchase price

FOR SALE $564,180

READY TO BUY

We help you save

BRIDGE BOOSTER

Bridge Housing matches your household's savings to a maximum of $100/week x 5 years

These funds become available to you if you exercise your option to buy

YOUR SAVINGS $26,000 + BRIDGE BOOSTER $26,000 + KIWISAVER $15,000 = TOTAL SAVINGS $67,000 →

You can use your KiwiSaver, and your Bridge Booster matched savings for your home deposit.

% YOUR HOME DEPOSIT $67,000

Where to next

To begin your journey towards assisted home ownership with Bridge Housing, all you need to do is visit our website and click ‘register interest’.

bridgehousing.co.nz/register-interest

One of our team will then assess your eligibility and be in contact with you.

Quick facts about Bridge Housing

Bridge Housing is an initiative of the Brian Perry Charitable Trust, established in 2021 to tackle the housing challenges faced in the Waikato District.

We are working on offering additional housing programmes, carefully designed to ensure all eligible households can access affordable and secure housing, regardless of their current financial position.

Bridge Housing is governed by a board of six Trustees, all of whom live in our community and have extensive professional experience in areas relevant to our work.

We place the wellbeing of our clients at the heart of our work.

Bridge Housing Charitable Trust

Bridge Housing is committed to providing secure and long-term access to healthy homes at an affordable rate for kiwi families. Low maintenance homes designed to create a sense of community, encouraging interaction and combating isolation.

Thanks to

Our partners and stakeholders