



LIVE FOREVER THROUGH YOUR LEGACY

LAND REGISTRY

When purchasing your new home with either a spouse, partner, friend or sibling. Ask yourself, how is it going to be legally owned?

There are two main ways to own a property together:

- Joint Tenants
- Tenants in Common

Joint Tenants

What does this mean?

You both own the property together as a whole. There are no separate shares.

When one owner dies, the property **automatically passes to the surviving owner**, no matter what the Will says. This is called the *right of survivorship*.

Advantages

- Simple and very common for married couples and civil partners.
- The surviving owner automatically owns the property.

Disadvantages

- Your Will does not control what happens to the property.
- Not ideal for second marriages or blended families.

Usually suitable if:

You want the property to go entirely to the surviving partner.

There are no children from previous relationships or other inheritance plans.

Tenants in Common

What does this mean?

Each owner has their **own share** of the property. This is often 50/50, but it can be different if one person has contributed more.

When one owner dies, **their share does not automatically pass** to the other owner. Instead, it goes to whoever they name in their Will.

Advantages

- You can leave your share to chosen beneficiaries (for example, children).
- Allows protection of children's inheritance while still providing for a partner.

Disadvantages

- Slightly more complex than joint tenancy.
- The surviving owner does not automatically inherit the deceased's share.

Usually suitable if:

- You want control over who inherits your share.
- You are planning ahead for children or other beneficiaries.

Can Ownership Be Changed Later?

Yes. A joint tenancy can be changed to tenants in common, but this must be done correctly and registered with HM Land Registry. Many people only realise they need to do this after major life changes, such as marriage, divorce, or having children.

Not quite sure what to do next!

Don't delay! Pick up the phone and call today!

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