

Monthly Newsletter

PROMESSE
PUBLICATIONS



October 2025



Your Co-ownership Blueprint – How to Buy a Home with a Partner (That Isn't Your Spouse)

🔑 The Unconventional Key to Homeownership (No Marriage Certificate Required)

Dear Reader,

What if I told you the biggest barrier to homeownership—the down payment—could be cut in half, not by magic, but by partnership?

For years, we've been sold a single story: save, qualify, and buy alone or with a spouse. But for many, especially single women, seniors, and low-to-moderate income earners, that story is a fantasy.

It's time to rewrite the script. Welcome to Co-ownership: The Smart, Strategic Path to Your Sanctuary.

What is Co-ownership, Really? (It's Not Just for Couples)

Co-ownership is a formal, legal agreement where two or more people jointly purchase a property. Think of it less like a romantic partnership and more like a business partnership for

What to Expect in Future Issues

The Power
Of
Partnership

Hidden
Programs
That Can
Help

Negotiation
Secrets

Reader
Spotlights

Q&A Deep
Dives

housing. Your business? Creating a safe, stable, and affordable home.

Your Potential Co-owner Could Be:

- *A family member (a sibling, an adult child)*
- *A trusted friend*
- *Another single parent in a similar situation*
- *An investor partner*

The 5-Part Blueprint to a Successful Co-ownership

Before you start browsing listings with a friend, you need a rock-solid foundation. Here's your blueprint.

1. The Partnership Pact: *Choose Your Person Wisely This is the most important step. This isn't just about who you like; it's about shared goals and financial habits.*

- *Ask the hard questions upfront: What are our 5-year and 10-year plans? What happens if one of us wants to sell? How will we handle monthly bills and unexpected repairs?*
- *Get financially naked: Run credit checks for each other. Be transparent about debt, income, and savings. Surprises are for birthdays, not mortgages.*

2. The Legal Backbone: *The Co-ownership Agreement This is non-negotiable. A handshake won't cut it. You need a legally binding document, drafted by a real estate lawyer or notary (in Québec), that covers:*

- **Financial Contributions:** *Who pays what, and when? (Down payment, mortgage, taxes, repairs).*
- **Exit Strategies:** *What happens if someone wants out, can't pay, passes away, or gets a job offer in another city? (Hint: Include a "right of first refusal" so the other co-owner gets the first chance to buy the share).*
- **Dispute Resolution:** *How will you handle disagreements without destroying the partnership?*

3. The Mortgage Maze: *How to Qualify Together: Lenders will assess both of your financial profiles.*

- **The Good:** *Your combined incomes may qualify you for a larger mortgage than you could get alone.*
- **The Consideration:** *Both of your credit scores and debts will be taken into account. Work with a mortgage broker who has experience with co-ownership applications.*

4. The "Living Agreement": *The Day-to-Day Rules How will you share the space? This is especially important if you'll both be living there.*

- *Create a simple agreement on quiet hours, guest policies, cleaning schedules, and shared grocery costs.*
- **Pro Tip:** *Open a joint bank account just for housing expenses. Each person contributes their share monthly, and all bills are paid from this account.*

5. The Future-Proofing Plan, Life happens. *The best agreements are designed to be flexible.*

- *Schedule an annual "State of the Union" meeting to discuss the partnership, the property, and your lives.*
- *Revisit your agreement every few years to ensure it still works for everyone.*

A Story from the Dreaming of Home Community



"After my divorce, I thought I'd be a renter forever. My sister and I, both in our 50s, used a co-ownership agreement to buy a duplex. We live side-by-side, have built incredible equity, and have a built-in support system. The legal agreement gave us the confidence to take the leap. We're not just sisters; we're successful business partners in our own futures." - Marie-Claude, Montreal

Your Next Step: The Co-ownership Conversation Starter

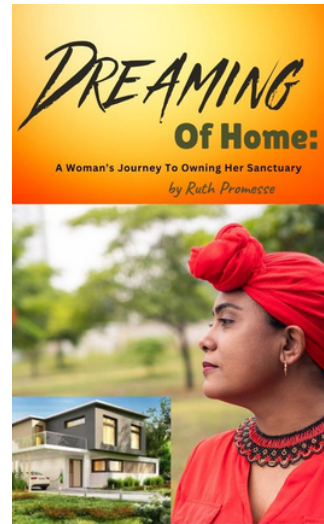
Feeling overwhelmed? Start small. Use this script to broach the topic with a potential partner:

"I've been exploring creative paths to homeownership and came across the concept of co-ownership. It's a formal way for people to buy together, with a legal agreement to protect everyone. It got me thinking about our goals. Would you be open to grabbing a coffeetea sometime to chat about the idea, no pressure?"

In My Book, Dreaming of Home: A Woman's Journey To Owning Her Sanctuary:

Chapter 5: "Co-Ownership" dives deep into the co-ownership models available in Canada. I break down a real-life co-ownership agreement, clause by clause, so you know exactly what to ask your notary for.

[!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\) **Grab your copy of the book here.**](#)



We Want to Hear from You!

What's your biggest question or fear about co-ownership? Hit reply to this email and let me know. I'll answer the most common questions in a future issue.

Until next time, remember: your sanctuary might not be a solo journey, but a partnership waiting to be formed.

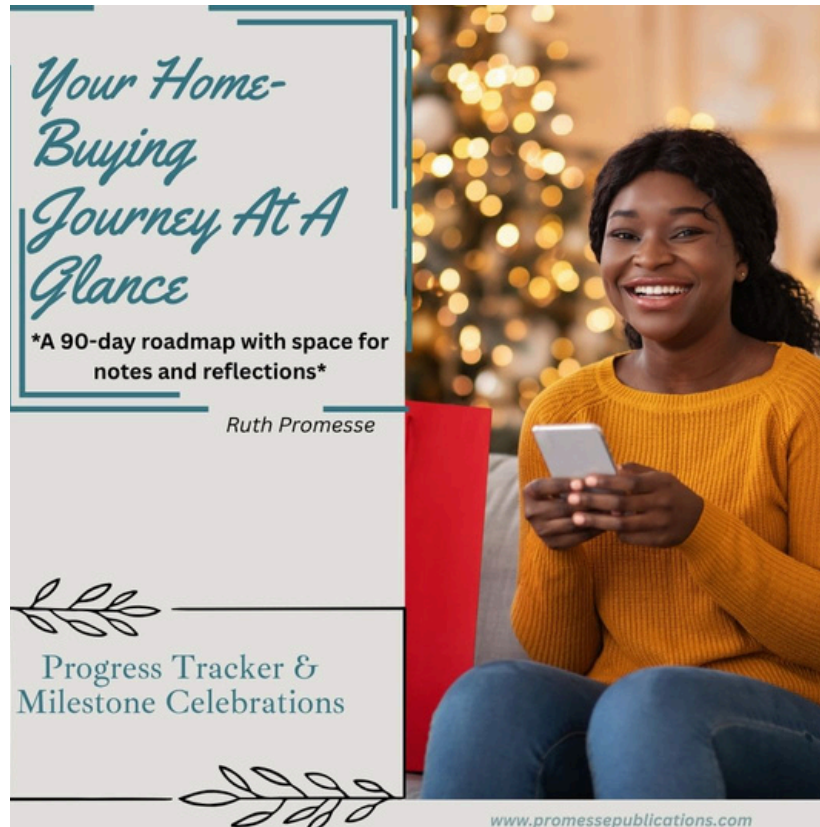
To your home,

Ruth Promesse

**Ruth Promesse Author, Dreaming of Home:
A Woman's Journey To Owning Her Sanctuary**
www.promessepublications.com
admin@promessepublications.com

P.S. Know two people who are struggling to buy on their own? Forward this email to them. You might be the one who helps them see a new path.

Free Resources When You Sign Up To Be A Member



SIGN UP



*Dear Fellow Artist,
Will you be
our next guest?*

Step into your own private sanctuary. This sprawling, 2,400 sq ft artist-crafted space isn't just a room—it's an experience designed to inspire creativity, wellness, and connection.

Whether you're seeking a serene haven for yoga and meditation, an inspiring venue for your next workshop, or a vibrant backdrop to celebrate a major milestone, this space adapts to your vision. Immerse yourself in its unique Caribbean persona, complete with refreshing, vegan Caribbean-style refreshments that delight the senses.

We offer exclusive 4-hour blocks to give you ample time to unwind, create, and celebrate.

Ready to host your unforgettable event? Explore availability and [book your session today.](#)

 **PROMESSE**

info@promessepublications.com 579-960-3581
*Together, let's create unforgettable memories
and celebrate love and happiness!*



Segment Photos of Our Space

