Guidance

for shared ownership providers

love living homes

Love Living Homes is the trading name of Town & Country Housing
Peabody Group

Guidance for shared ownership providers for ‘Key information about shared ownership’

The information in this document is for the **standard shared ownership model**. These homes will conform to the requirements of the Shared Ownership and Affordable Homes Programme (SOAHP) 2016 to 2021.

This document is intended for initial sales and resales.

It's for prospective homebuyers:

- after they have gone through a financial assessment
- before they pay the reservation fee to secure a shared ownership home

We expect that providers will give this document:

- to the homebuyer together with the personalised ‘Summary of costs’ document
- to the homebuyer's legal advisers

The document should be explained to the customer, and they should be given the opportunity to ask questions.

There are no editable fields in this document. Providers may brand the document but must not alter the content or order of information.

You may supplement this document with details of any additional services you offer, or more detail on processes you have.

Feedback

If you have any feedback about this document, contact:

Affordable Home Ownership team
Homes England
sharedownership@homesengland.gov.uk

Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the **standard model shared ownership.**

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.

This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.

Property Details

<table>
<tr><td>Address</td><td>Plots 379 and 380 – 16 and 17 Faraday Heights</td></tr>
<tr><td></td><td>2 bed apartment -second floor</td></tr>
<tr><td>Scheme</td><td>Shared ownership</td></tr>
<tr><td>Full market value</td><td>£318,000</td></tr>
<tr><td>Share Purchase Price and Rent Examples</td><td>The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 25 % share, the share purchase price will be £79,500 and the rent will be £546.56 a month.

If you buy a larger share, you'll pay less rent. The table below shows further examples.

<table>
<tr><th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr>
<tr><td>30%</td><td>£95,400</td><td>£510.13</td></tr>
<tr><td>40%</td><td>£127,200</td><td>£437.25</td></tr>
<tr><td>50%</td><td>£159,000</td><td>£364.38</td></tr>
<tr><td>60%</td><td>£190,800</td><td>£291.50</td></tr>
<tr><td>70%</td><td>£222,600</td><td>£218.63</td></tr>
<tr><td>75%</td><td>£238,750</td><td>£182.19</td></tr>
</table>

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.

Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</td></tr>
<tr><td>Monthly payments</td><td>In addition to the rent above, you will have a service charge which is payable 6 monthly in advance to the managing agent-REMUS. Please note these figures are currently based on 25/26 figures and will increase. We will update as soon as we have confirmed charges

Estimated Monthly Service charge £138.70 pcm
Annual amount £1664.42
There will also be a river wall contribution payable once the development is complete which is estimated at £59.00 annually.</td></tr>
</table>

	Includes building insurance and management fee.
Ground rent	£250.00 annually once you have fully staircased
Reservation fee	£250.00 You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home. The reservation fee secures the home for 42 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.
Eligibility	To assess your eligibility, you'll need to register with a Help to Buy agent. You can apply to buy the home if both of the following apply: • your household income is £80,0000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs One of the following must also be true: • you're a first-time buyer • you used to own a home but cannot afford to buy one now • you're forming a new household - for example, after a relationship breakdown • you're an existing shared owner, and you want to move • you own a home and want to move but cannot afford to buy a new home for your needs If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.
Tenure	Leasehold
Lease type	Shared ownership lease

Lease term	199 years For more information, see section 2.5, ‘Lease extensions’, in the ‘Key information about shared ownership’ document.
Maximum share you can own	You can buy up to 100%% of your home.
Transfer of freehold	At 100% ownership, the freehold will not transfer to you.
Landlord	Town and Country Housing Monson House Monson Way Tunbridge Wells Kent TN1 1LQ Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.
Landlord’s nomination period	When you give the landlord notice that you intend to sell your share in your home, the landlord has 8 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 8 weeks, you can sell your share yourself on the open market. For example, through an estate agent.
Pets	You can keep pets at the home with permission.
Subletting	You can rent out a room in the home, but you must live there at the same time. You cannot sublet (rent out) your entire home unless you either: • own a 100% share; or • have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in ‘Key information about shared ownership’ document) and

	• have your mortgage lender’s permission if you have a mortgage