

Key information about the 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 with a **Restricted Staircasing lease** 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

Address	19 Philosophers Gate Ashwell BALDOCK Hertfordshire SG7 5DL																						
Property type	3 bedroom house																						
Scheme	Restricted Staircasing shared ownership resale																						
Full market value	£500,000																						
Share Purchase Price and Rent Examples	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 25% share, the share purchase price will be £125,000 and the rent will be £824.62 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table border="1"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>30%</td> <td>£150,000</td> <td>£769.95</td> </tr> <tr> <td>40%</td> <td>£200,000</td> <td>£659.70</td> </tr> <tr> <td>50%</td> <td>£250,000</td> <td>£549.75</td> </tr> <tr> <td>60%</td> <td>£300,000</td> <td>£439.80</td> </tr> <tr> <td>70%</td> <td>£350,000</td> <td>£329.85</td> </tr> <tr> <td>75%</td> <td>£375,000</td> <td>£274.87</td> </tr> </tbody> </table> <p>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.</p> <p>Your annual rent is calculated as 2.64% of the remaining share of the full market value owned by the landlord.</p> <p>If you reach 80% ownership, being the maximum allowed on this home, rent will always be payable on the 20% share that you don't own.</p>		Share	Share Purchase Price	Monthly rent	30%	£150,000	£769.95	40%	£200,000	£659.70	50%	£250,000	£549.75	60%	£300,000	£439.80	70%	£350,000	£329.85	75%	£375,000	£274.87
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Monthly payment to the landlord	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table data-bbox="384 342 858 454"> <tr> <td>Service charge</td> <td>£4.80</td> </tr> <tr> <td>Buildings insurance</td> <td>£12.67</td> </tr> <tr> <td>Management fee</td> <td>£70.52</td> </tr> </table> <p>Total monthly payment excluding rent £87.99</p>	Service charge	£4.80	Buildings insurance	£12.67	Management fee	£70.52
Service charge	£4.80						
Buildings insurance	£12.67						
Management fee	£70.52						
Reservation fee	<p>£0.00</p>						
Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <ul data-bbox="437 775 1369 882" style="list-style-type: none"> • your household income is £80,000 or less, and • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p>One of the following must also be true:</p> <ul data-bbox="437 999 1358 1256" style="list-style-type: none"> • 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 <p>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.</p> <p>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.</p> <p>Also, you must have a local connection to Ashwell either through residency, work or family.</p> <p>A local connection for this home is defined as: living in the area for 6 of the last 12 months, or for 3 of the last 5 years, or currently employed in the area for the last 12 months, or has an immediate relative who has been resident in the area for the last 5 years.</p>						
Tenure	<p>Leasehold</p>						

Lease type	<p><i>Enter the lease name. For example:</i></p> <p>Shared ownership - Restricted Staircasing lease – house lease</p>
Lease term	<p>114 years</p> <p>For more information, see section 2.7, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
Rent review	<p>The maximum amount your rent can go up by is determined in your lease. Please refer to your lease to find the rent review mechanism relevant to your lease.</p> <p>Your landlord will notify you each year what this amount will be and tell you the date from which the new rent will be payable.</p> <p>You should expect your rent to go up by the maximum amount possible each year when it is reviewed.</p>
Maximum share you can own	<p>You can buy up to 80% of your home.</p>
Transfer of freehold	<p>You can reach a maximum of 80% ownership in this home. As a result, you will not own the freehold at any point.</p>
Landlord	<p>Stonewater Ltd Suite C Lancaster House Grange Business Park Enderby Road Whetstone LE8 6EP</p> <p>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.</p>
Landlord's nomination period	<p>When you give the landlord notice that you intend to sell your share in your home, the landlord has a nomination period 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 the nomination period, you can sell your share yourself on the open market. For example, through an estate agent.</p>

Pets	We are happy to grant consent to keep pets at the home where possible. Please contact us for consent.
Subletting	<p>You can rent out a room in the home, but you must live there at the same time.</p> <p>You cannot sublet (rent out) your entire home unless you:</p> <ul style="list-style-type: none">• have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) <p>and</p> <ul style="list-style-type: none">• have your mortgage lender's permission if you have a mortgage