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 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>14 Woolthwaite Lane
Lower Cambourne
CAMBRIDGE
South Cambridgeshire
CB23 6BX</td></tr>
<tr><td>Property type</td><td>3-bedroom house</td></tr>
<tr><td>Scheme</td><td>Shared ownership resale</td></tr>
<tr><td>Full market value</td><td>£320,000</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 50% share, the share purchase price will be £160,000 and the rent will be £294.89 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>60%</td><td>£192,000</td><td>£235.91</td></tr>
<tr><td>70%</td><td>£224,000</td><td>£176.93</td></tr>
<tr><td>75%</td><td>£240,000</td><td>£147.45</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 2.21% of the remaining share of the full market value owned by the landlord.</td></tr>
<tr><td>Monthly payment to the landlord</td><td>In addition to the rent above, the monthly payment to the landlord includes:

Service charge £19.20
Buildings insurance £9.18
Reserve fund payment £3.50

Total monthly payment excluding rent £31.88</td></tr>
<tr><td>Reservation fee</td><td>£0.00</td></tr>
<tr><td>Eligibility</td><td>You can apply to buy the home if both of the following apply:</td></tr>
</table>

	• your household income Is £80,000 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. Also, you must have a local connection to South Cambridgeshire District Council either through residency, work or family.
Tenure	Leasehold
Lease type	Shared ownership house lease
Lease term	103 years For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.
Rent review	Your rent will be reviewed each year by a set formula using the [Retail Prices Index (RPI)] for the previous 12 months [plus [0.5%]]. For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.

Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the freehold will transfer to you.
Landlord	Stonewater Ltd Suite C Lancaster House Grange Business Park Enderby Road Whetstone Leicester LE8 6EP 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	We are happy to grant consent to keep pets at the home where possible. Please contact us for consent.
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