

# Key information about the home



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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

Homes built specifically for people over the ages of 55 are sold on the Older Persons Shared Ownership (OPSO) scheme. They have some key differences to normal shared ownership.

The table below highlights the key features of common shared ownership schemes. The information in this document is for **Older Persons Shared Ownership** homes on the **standard model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
<b>Minimum initial share</b>	25%	25%	10%
<b>Lease length</b>	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
<b>Initial repair period</b>	No	No	Yes
<b>Buying more shares - minimum purchase</b>	10% or 25%	10%	5%
<b>1% share purchase</b>	No	No	Yes
<b>Landlord's nomination period</b>	8 weeks or 12 weeks	8 weeks	4 weeks

Additional features of Older Persons Shared Ownership homes

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<b>Scheme Lease Type</b>	<b>Older Persons Shared Ownership</b>
<b>Feature</b>	If you reach 75% ownership, you no longer have to pay rent.
<b>Maximum % share you can own in future</b>	75%
<b>Additional restrictions</b>	For over 55s only

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 Older Persons 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

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<b>Address</b>	59 Rosewell House, Tudeley Lane, Tonbridge Kent TN11 0FT								
<b>Property type</b>	1-bedroom flat								
<b>Scheme</b>	Older Persons Shared Ownership resale								
<b>Full market value</b>	£173,334								
<b>Share Purchase Price and Rent Examples</b>	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 75% share, the share purchase price will be £130,000, there is no rent payable on the remaining 25% share.</p>								
<b>Monthly payment to the landlord</b>	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table><tr><td>Service charge</td><td>£510.91</td></tr><tr><td>Wellbeing support charge</td><td>£120.94</td></tr><tr><td>Personal Gas</td><td>£32.63</td></tr><tr><td>Total estimated monthly payment</td><td>£664.48</td></tr></table>	Service charge	£510.91	Wellbeing support charge	£120.94	Personal Gas	£32.63	Total estimated monthly payment	£664.48
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Total estimated monthly payment	£664.48								
<b>Reservation fee</b>	You do not need to pay a reservation fee to secure your home.								

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<b>Eligibility</b>	<p>You can apply to buy the home if all of the following apply:</p> <ul style="list-style-type: none"><li>• You are 55 years old or over</li><li>• your household income is £80,000/£90,000 or less</li><li>• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs</li></ul> <p>One of the following must also be true:</p> <ul style="list-style-type: none"><li>• you're a first-time buyer</li><li>• you used to own a home but cannot afford to buy one now</li><li>• you're forming a new household - for example, after a relationship breakdown</li><li>• you're an existing shared owner, and you want to move</li><li>• you own a home and want to move but cannot afford to buy a new home for your needs</li></ul> <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>
<b>Tenure</b>	Leasehold
<b>Lease type</b>	Older Persons Shared Ownership flat lease
<b>Lease term</b>	<p>119 years (125 years from 4/6/18)</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
<b>Rent review</b>	N/A

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<b>Maximum share you can own</b>	<p>You can buy up to 75% of your home.</p>
<b>Transfer of freehold</b>	<p>As you can only reach a maximum of 75% ownership, this home will always remain leasehold.</p>
<b>Landlord</b>	<p>Town &amp; Country Housing          Monson House          Monson Way          Tunbridge Wells          Kent TN1 1LQ</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>
<b>Landlord's nomination period</b>	<p>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.</p> <p>If we nominate a buyer within the 8 weeks a 1% + VAT of the full market value applies. If an estate agent nominates a buyer outside our nomination period, a £250 + VAT administration fee will apply.</p>
<b>Pets</b>	<p>Your lease specifies whether you should ask us for permission to have a pet. This will vary depending on whether you live in a house or a flat. Some leases do not allow any pets (usually in flats) while others may allow limited types of pets with our consent. Please be aware that pets must not cause a nuisance to others and permission may be withdrawn.</p> <p>If your lease requires you to ask our permission for a pet then a fee will apply, <a href="https://lovelivinghomes.co.uk/homeowners/pets/">https://lovelivinghomes.co.uk/homeowners/pets/</a></p> <p>Consent for consideration of keeping a pet at the property - £60 excluding VAT (£72 including VAT)</p>

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<b>Subletting</b>	<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"><li>• 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</li><li>• have your mortgage lender's permission if you have a mortgage</li></ul>
<b>Warden services/person centred services</b>	On-site warden

*TCH are not the seller of this property, The condition and repair of the property or its services and appliances within the demise are not assessed or tested by TCH. Any buyer(s) should satisfy themselves by inspection and/or you may wish to arrange for your own independent survey before purchase. Leaseholders are responsible for all repairs within the property's demise.*