

Property Details

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|---|---|----------------|-------|---------------|-------|---------------------|--------|----------------|-------|----------------------|-------|
| Address | Hobby Road Bodicote Banbury Oxfordshire OX15 4GH | | | | | | | | | | |
| Property type | 2 Bedroom Mid Terrace House | | | | | | | | | | |
| Scheme | Shared ownership | | | | | | | | | | |
| Full market value | £275,000.00 | | | | | | | | | | |
| Share Purchase Price and Rent Examples | If you buy a 65% share, the share purchase price will be £178,750.00 and the rent will be £260.92 a month. Your annual rent is calculated in line with the property lease and annual rent review. | | | | | | | | | | |
| Monthly payment to the landlord | In addition to the rent above, the monthly payment to the landlord includes: <table style="width: 100%; border: none;"> <tr> <td style="padding-right: 20px;">Service charge</td> <td>£0.00</td> </tr> <tr> <td>Estate charge</td> <td>£0.00</td> </tr> <tr> <td>Buildings insurance</td> <td>£16.77</td> </tr> <tr> <td>Management fee</td> <td>£3.43</td> </tr> <tr> <td>Reserve fund payment</td> <td>£0.00</td> </tr> </table> Total monthly payment excluding rent £20.20 | Service charge | £0.00 | Estate charge | £0.00 | Buildings insurance | £16.77 | Management fee | £3.43 | Reserve fund payment | £0.00 |
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| Reserve fund payment | £0.00 | | | | | | | | | | |
| Reservation fee | £0 You don't need to pay a reservation fee to secure your home. | | | | | | | | | | |
| Eligibility | You can apply to buy the home if both of the following apply: <ul style="list-style-type: none"> • 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: <ul 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 | | | | | | | | | | |

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| | <ul style="list-style-type: none"> • 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> |
| Tenure | Leasehold |
| Lease type | Shared ownership house lease |
| Lease term | 89 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 | <p>bpha Ltd. Bedford Heights Manton Lane Bedford MK41 7BJ</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> |

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| 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 may be able to keep certain pets at the home – subject to permission from the landlord. |
| 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 either:</p> <ul style="list-style-type: none"> • 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) <p>and</p> <ul style="list-style-type: none"> • have your mortgage lender's permission if you have a mortgage |