

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 **new 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

Address	Example of 3 bedroom house																																								
Property type	3 Bedroom semi detached home																																								
Scheme	Shared ownership																																								
Full market value	£425,000																																								
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 35% share, the share purchase price will be £148,750 and the rent will be £633.07 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>Rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>42,500.00</td> <td>£876.56</td> </tr> <tr> <td>15%</td> <td>63,750.00</td> <td>£827.86</td> </tr> <tr> <td>20%</td> <td>85,000.00</td> <td>£779.17</td> </tr> <tr> <td>25%</td> <td>106,250.00</td> <td>£730.47</td> </tr> <tr> <td>30%</td> <td>127,500.00</td> <td>£681.77</td> </tr> <tr> <td>35%</td> <td>148,750.00</td> <td>£633.07</td> </tr> <tr> <td>40%</td> <td>170,000.00</td> <td>£584.38</td> </tr> <tr> <td>45%</td> <td>191,250.00</td> <td>£535.68</td> </tr> <tr> <td>50%</td> <td>212,500.00</td> <td>£486.98</td> </tr> <tr> <td>55%</td> <td>233,750.00</td> <td>£438.28</td> </tr> <tr> <td>60%</td> <td>255,000.00</td> <td>£389.58</td> </tr> <tr> <td>65%</td> <td>276,250.00</td> <td>£340.89</td> </tr> </tbody> </table>		Share	Share Purchase Price	Rent	10%	42,500.00	£876.56	15%	63,750.00	£827.86	20%	85,000.00	£779.17	25%	106,250.00	£730.47	30%	127,500.00	£681.77	35%	148,750.00	£633.07	40%	170,000.00	£584.38	45%	191,250.00	£535.68	50%	212,500.00	£486.98	55%	233,750.00	£438.28	60%	255,000.00	£389.58	65%	276,250.00	£340.89
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<p data-bbox="180 723 371 828">Monthly payment to the landlord</p>	<p data-bbox="395 723 467 757">TBC</p> <p data-bbox="395 797 1329 869">In addition to the rent above, the monthly payment to the landlord includes:</p> <table data-bbox="395 904 874 1093"> <tr> <td data-bbox="395 904 762 940">Service charge</td> <td data-bbox="762 904 874 940">£</td> <td data-bbox="783 904 874 940"></td> </tr> <tr> <td data-bbox="395 940 762 976">Estate charge</td> <td data-bbox="762 940 874 976">£</td> <td data-bbox="783 940 874 976"></td> </tr> <tr> <td data-bbox="395 976 762 1012">Buildings insurance</td> <td data-bbox="762 976 874 1012">£</td> <td data-bbox="783 976 874 1012"></td> </tr> <tr> <td data-bbox="395 1012 762 1048">Management fee</td> <td data-bbox="762 1012 874 1048">£</td> <td data-bbox="783 1012 874 1048"></td> </tr> <tr> <td data-bbox="395 1048 762 1093">Reserve fund payment</td> <td data-bbox="762 1048 874 1093">£</td> <td data-bbox="783 1048 874 1093"></td> </tr> </table> <p data-bbox="395 1128 1086 1164">Total monthly payment excluding rent £</p>	Service charge	£		Estate charge	£		Buildings insurance	£		Management fee	£		Reserve fund payment	£	
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<p data-bbox="180 1193 371 1265">Reservation fee</p>	<p data-bbox="395 1193 472 1227">£250</p> <p data-bbox="395 1267 1369 1339">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.</p> <p data-bbox="395 1379 1406 1485">The reservation fee secures the home <u>for 10 days</u>. 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.</p>															
<p data-bbox="180 1516 328 1552">Eligibility</p>	<p data-bbox="395 1516 1259 1552">You can apply to buy the home if both of the following apply:</p> <ul data-bbox="443 1592 1382 1704" style="list-style-type: none"> <li data-bbox="443 1592 1090 1628">• your household income is £80,000 or less <li data-bbox="443 1628 1382 1704">• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs <p data-bbox="395 1744 959 1780">One of the following must also be true:</p> <ul data-bbox="443 1821 1326 1966" style="list-style-type: none"> <li data-bbox="443 1821 831 1856">• you're a first-time buyer <li data-bbox="443 1856 1326 1892">• you used to own a home but cannot afford to buy one now <li data-bbox="443 1892 1259 1966">• you're forming a new household - for example, after a relationship breakdown 															

	<ul style="list-style-type: none"> • 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>
Tenure	Leasehold
Lease type	Shared ownership house lease
Lease term	990 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 Consumer Price Index (CPI) for the previous 12 months [plus 1%]. 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 leasehold title remains in your name but your shared ownership obligations fall away.
Landlord	West Kent Housing Association 101 London Road Sevenoaks TN13 1AX 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.

Initial repair period	<p>Up to <u>£500</u> a year for the first <u>10</u> years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</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 4 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 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.</p>
Pets	<p>https://www.westkent.org/media/2447/pets-policy-2019-1.pdf</p> <p>You can keep pets at the home. Please refer to the pet policy above.</p>
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