

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 ensure you 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.

It does not form part of the lease. You should carefully consider the information and the accompanying lease, and discuss any issues with your solicitor before signing the lease.

Failure to pay your rent or service charge or your mortgage could mean your house is at risk of repossession.

Examples and figures provided in this key information document are correct at the time of issue but will change over time in accordance with changes in house prices and the terms of the shared ownership lease.

Address	Flat 12 Bell Tree Court, 50 London Road, Brentford, TW8 8JX																
Property type	1 Bedroom Flat																
Scheme	Shared ownership																
Full market value	£440,000																
Share purchase price	<p>£110,000 (25% share)</p> <p>The share purchase price offered to you will be based on an assessment of what you can afford.</p>																
Rent	<p>If the Full Market Value is £440,000 and you buy a 25% share, the rent will be £756.25 a month.</p> <p>If you buy a larger share, you'll pay less rent.</p> <table border="1"> <thead> <tr> <th>Share Purchased</th><th>Monthly Rent</th></tr> </thead> <tbody> <tr> <td>25%</td><td>£756.25</td></tr> <tr> <td>30%</td><td>£705.83</td></tr> <tr> <td>40%</td><td>£605.00</td></tr> <tr> <td>50%</td><td>£504.17</td></tr> <tr> <td>60%</td><td>£403.33</td></tr> <tr> <td>70%</td><td>£302.50</td></tr> <tr> <td>75%</td><td>£252.08</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 rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>	Share Purchased	Monthly Rent	25%	£756.25	30%	£705.83	40%	£605.00	50%	£504.17	60%	£403.33	70%	£302.50	75%	£252.08
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Monthly payment to the landlord	<p>The monthly payment to the landlord includes:</p> <p>Rent: £756.25</p> <p>Service charge (Estate Charge, Building Insurance, Management fee and Reserve charge all included in the service charge costs): £223.60</p> <p>Total monthly payment: £979.85</p>																

Reservation fee	<p>£500</p> <p>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>The reservation fee secures the home for 28 days. 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 partly refundable depending on the amount of time the property has been reserved and how far the sale has progressed.</p>
Eligibility	<p>To assess your eligibility-</p> <p>You can apply to buy the home if both of the following apply:</p> <ul style="list-style-type: none"> • your gross household income is £90,000 or less • 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 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 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 flat lease
Lease term	990 years

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	<p>Sovereign Network Group (SNG) The Hive, 22 Wembley Park Blvd, Wembley HA9 0HP</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> <p>Sovereign Network Homes will retain the freehold for this development</p>
Landlord's first option to buy	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 can keep pets at the home with permission from the Landlord. You will need to read our Pet Policy and agree to the terms by applying for a pet licence at the point of reservation. A £20 admin charge will be collected for this process.
Subletting/Lodger requests	<p>Permission for a lodger will need to be sought after completion by sending a request to the Leasehold team. There is an admin charge attached to this process.</p> <p>You cannot sublet (rent out) your entire home unless you either:</p> <ul style="list-style-type: none"> • Own your property 100% or • You have your landlord's permission which they will only give in exceptional circumstances.