

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 **standard model shared ownership**.

Shared ownership model	Older model shared ownership	Standard model shared ownership
Minimum initial share	25%	25%
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
Initial repair period	No	No
Buying more shares - minimum purchase	10% or 25%	10%
1% share purchase	No	No
Landlord's nomination period	8 weeks or 12 weeks	8 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	18 Hockmore Drive Newton Abbot TQ12 4FB																	
Property type	2-bedroom house																	
Scheme	Shared ownership resale																	
Full market value	£230,000																	
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 40% share, the share purchase price will be £92,000 and the rent will be £366.92 a month.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table><tr><th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr><tr><td>50%</td><td>£115,000</td><td>£305.77</td></tr><tr><td>60%</td><td>£138,000</td><td>£244.61</td></tr><tr><td>70%</td><td>£161,000</td><td>£183.46</td></tr><tr><td>75%</td><td>£172,500</td><td>£152.88</td></tr></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 annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</p>			Share	Share Purchase Price	Monthly rent	50%	£115,000	£305.77	60%	£138,000	£244.61	70%	£161,000	£183.46	75%	£172,500	£152.88
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Monthly payment to the landlord	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table><tr><td>Caretaker</td><td>£1.72</td></tr><tr><td>Management Fee</td><td>£4.29</td></tr><tr><td>Insurance</td><td>£17.11</td></tr><tr><td>Service Charge Reconciliation</td><td>£17.36</td></tr><tr><td>Management Company Fee</td><td>£26.93</td></tr><tr><td>Total monthly payment excluding rent</td><td>£67.41</td></tr></table>			Caretaker	£1.72	Management Fee	£4.29	Insurance	£17.11	Service Charge Reconciliation	£17.36	Management Company Fee	£26.93	Total monthly payment excluding rent	£67.41			
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Total monthly payment excluding rent	£67.41																	
Reservation fee	£0																	

<p>Eligibility</p>	<p>To assess your eligibility, you'll need to register with a Help to Buy agent.</p> <p>You can apply to buy the home if both of the following apply:</p> <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 <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 to buy a new home for your needs <p>You must also meet the below local connection criteria:</p> <ol style="list-style-type: none"> 1. The applicant must live in the town of Newton Abbot or have a strong local connection to the town of Newton Abbot (strong local connection includes family associations, previous periods of residence and permanent employment). 2. If no applicant can be found to match the criteria in point 1 above the criteria can be widened to the surrounding parishes or towns. 3. If no applicant can be found to match the criteria in sections 1 or 2 above, Teign Housing has to contact Teignbridge District Council to enquire whether they wish to nominate an applicant. Teignbridge District Council have two weeks (from when we contact them) to nominate an applicant. 4. If Teignbridge District Council are unable to nominate a successful applicant, then we may accept an applicant who is resident in the district of Teignbridge or has a strong local connection with the district of Teignbridge or failing that within the County of Devon.
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	<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	<p>125 years from 01 December 2016 so 117 years remaining.</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>
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>Teign Housing, Millwood House, Collett Way, Newton Abbot, TQ12 4PH.</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>
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 can keep pets at the home with our written permission.
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

	<ul style="list-style-type: none"> • 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
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