

SHARED OWNERSHIP AT POPLAR **RIVERSIDE** E14

HARCA



Floor/Unit Number	Apartment Number	Address	Beds	Full Market Value	25% Share Value	Rent on Unsold Equity (2.75%)	Estimated Mortgage	Estimated Service Charge	Total Monthly Cost
Two Beds @ Pochard House									
D4-01-03	103	Pochard Hse	2B3P	£487,500	£121,875	£837.89	£613.00	£328.75	£1,779.64
D4-01-04	104	Pochard Hse	2B3P	£482,500	£120,625	£829.29	£607.00	£308.33	£1,744.62
D4-02-03	203	Pochard Hse	2B3P	£490,000	£122,500	£842.18	£616.00	£328.75	£1,786.93
D4-02-04	204	Pochard Hse	2B3P	£485,000	£121,250	£833.59	£610.00	£308.33	£1,776.50
D4-03-03	303	Pochard Hse	2B3P	£492,500	£123,125	£846.48	£619.00	£332.91	£1,798.39
D4-03-04	304	Pochard Hse	2B3P	£487,500	£121,875	£837.89	£613.00	£308.33	£1,759.22
D4-03-07	307	Pochard Hse	2B3P	£472,500	£118,125	£812.11	£594.00	£337.21	£1,743.32
D4-04-03	403	Pochard Hse	2B3P	£495,000	£123,750	£850.78	£623.00	£328.74	£1,802.52
D4-04-04	404	Pochard Hse	2B3P	£490,000	£122,500	£842.18	£616.00	£308.33	£1,766.51
D4-05-02	502	Pochard Hse	2B3P	£497,500	£124,375	£855.07	£626.00	£328.75	£1,809.82
D4-05-03	503	Pochard Hse	2B3P	£492,500	£123,125	£846.48	£619.00	£308.33	£1,773.81
D4-05-06	506	Pochard Hse	2B3P	£487,500	£121,875	£837.89	£613.00	£337.21	RESERVED
D4-06-03	603	Pochard Hse	2B3P	£495,000	£123,750	£850.78	£623.00	£308.33	£1,782.11
D4-UG-03	Flat G02	Pochard Hse	2B4P	£460,000	£115,000	£790.62	£578.00	£349.17	£1,717.79

Mortgage repayment figures are based on minimum share of 25%, mortgage terms over 30 years, 4.88% interest rate and rent at 2.75%. Reservations are subject to a £500.00 reservation deposit.

Poplar HARCA reserves the right to review the property prices until the reservation deposit has been paid. Although every care has been taken to ensure the accuracy of all the above information given, the contents of this price list do not form any part, or constitute a representation warranty, or part of any contract. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed every 3 months). Service charges are estimated and can change before and after completion of your home. The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments become. You must obtain advice from a qualified Independent Mortgage Advisor (you will be asked to have an affordability assessment with an Independent Mortgage Advisor from Poplar HARCA's panel). Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy. Mortgage pcm is a guide only and is based on a 5% deposit, interest rate at 4.88% and a 30-year mortgage term for a single applicant. Applicants with a household annual gross income more than £90,000 are not eligible for shared ownership in London. Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.