



VIVID @ Spindrift Park

Pagham, PO21 3WE

Shared Ownership homes

Property type	Plot	Address	100% value*	Eg: FROM minimum 25% share (which you must raise mortgage & deposit for)	Eg: Initial monthly rent pcm FROM (based on 75% share you don't own)	Estimated Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
2 Bedroom House	299	8 Pine Marten Close, Pagham, Bognor Regis, West Sussex, PO21 3WE	£315,000	£78,750	£541.41	£32.84	January 2025	990 Years	TBC	Key Info

Please note the following:

- Eligibility conditions apply.
- Please note that only applicants with a connection can be considered for a home on this development. The connection criteria is as follows:
 - Currently living in Arun and has done for at least 3 continuous years
 - Currently living in Arun and has done for at least 5 non-consecutive years in the last 10-year period
 - Currently works in Arun with at least 16 hours a week for at least 2 continuous years and remains working in the Arun District
 - Needs to be in the Arun District to give or receive regular daily support from or to a close relative (parents, adult children, siblings). The support must be such that it is required on an ongoing and long-term basis and is not capable of being provided by other family members or



available support agencies. The close relative must be permanently resident in the Arun District and have lived in the district continuously for at least 10 years immediately prior to the application date

- We may be required to discuss your application with the Local Authority
- Initial Rent is calculated from 2.75%
- The 25% example above shows the **minimum** share available. Applicants will be means tested to confirm the share they purchase and are required to purchase the maximum affordable % .
- The service charge figure in the first year is based on assumptions and VIVID's experience of managing similar homes. This figure will be reviewed annually and may vary from the original estimate. End of year accounts are published in September, showing the actual expenditure and adjustments made for any shortfall or surplus and if we get the information earlier, we'll review and update you during the conveyancing process too.
- Successful applicants will have a maximum of 28 days ** to exchange contracts following VIVID's solicitor issuing the contract pack. You must then complete on the purchase within a maximum 5 days of either exchange of contracts or following handover from the developer.

*Prices & projected handover dates are for guidance only and are subject to change. Our newbuild Shared Ownership homes are valued by a RICS (Royal Institute Chartered Surveyor) surveyor which confirms the full market value for 3 months. Every 3 months we will have the homes revalued, to make sure they're in line with the current market. This means the price is non-negotiable. It also means the value of the homes could go up or down, so are subject to change.

If purchasing a property off-plan Handover dates are only projected and subject to change. Vivid will inform you of any changes to projected handover dates as and when received by the developer. Please note that we are not able to give you detailed information to the reasons for any extended delays due to confidentiality agreements within the contracts between vivid and the developer.

By agreeing to reserve a property off-plan Vivid will not be responsible for any fees that you may incur due to delays in property completions.

** or if all legal paperwork and the mortgage offer is in you must complete the sale.