



Key information  
about your home  
and the shared  
ownership  
lease

## 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	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

<p><b>Address</b></p>	<p>Saxon's Gate, Plot 35, 5 Brandon Mews, Angmering, Littlehampton, West Sussex, BN16 4RQ</p> <p>Saxon's Gate, Plot 38, 11 Brandon Mews, Angmering, Littlehampton, West Sussex, BN16 4RQ</p> <p>Saxon's Gate, Plot 41, 12 Brandon Mews, Angmering, Littlehampton, West Sussex, BN16 4RQ</p> <p>Saxon's Gate, Plot 44, 6 Brandon Mews, Angmering, Littlehampton, West Sussex, BN16 4RQ</p>																								
<p><b>Property type</b></p>	<p>3 bedroom house</p>																								
<p><b>Scheme</b></p>	<p>Shared ownership</p>																								
<p><b>Full market value</b></p>	<p>£420,000</p>																								
<p><b>Share Purchase Price and Rent Examples</b></p>	<p>The share purchase price is calculated using the full market value and the percentage share purchased.</p> <p>If you buy a 25% share, the share purchase price will be £105,000 and the rent will be £721.88 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" data-bbox="608 1364 1450 1659"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>25%</td> <td>£105,000.00</td> <td>£721.88</td> </tr> <tr> <td>30%</td> <td>£126,000.00</td> <td>£673.75</td> </tr> <tr> <td>40%</td> <td>£168,000.00</td> <td>£577.50</td> </tr> <tr> <td>50%</td> <td>£210,000.00</td> <td>£481.25</td> </tr> <tr> <td>60%</td> <td>£252,000.00</td> <td>£385.00</td> </tr> <tr> <td>70%</td> <td>£294,000.00</td> <td>£288.75</td> </tr> <tr> <td>75%</td> <td>£315,000.00</td> <td>£240.63</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>Initial 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	25%	£105,000.00	£721.88	30%	£126,000.00	£673.75	40%	£168,000.00	£577.50	50%	£210,000.00	£481.25	60%	£252,000.00	£385.00	70%	£294,000.00	£288.75	75%	£315,000.00	£240.63
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<p><b>Monthly payment to the landlord</b></p>	<p>In addition to the rent above, the monthly payment to the landlord includes:</p>																								

	<table border="1" data-bbox="606 206 916 524"> <tr> <td data-bbox="606 206 786 297">Insurance</td> <td data-bbox="786 206 916 297">£5.55</td> </tr> <tr> <td data-bbox="606 297 786 432">Management Fee</td> <td data-bbox="786 297 916 432">£2.00</td> </tr> <tr> <td data-bbox="606 432 786 524">Managing Agent</td> <td data-bbox="786 432 916 524">£19.02</td> </tr> </table> <p data-bbox="606 591 1165 622">Total monthly payment excluding rent      £26.57</p>	Insurance	£5.55	Management Fee	£2.00	Managing Agent	£19.02
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<p data-bbox="204 656 383 680"><b>Reservation fee</b></p>	<p data-bbox="606 656 695 680">£250.00</p> <p data-bbox="606 719 1437 779">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="606 817 1426 909">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 not refundable.</p>						
<p data-bbox="204 947 309 972"><b>Eligibility</b></p>	<p data-bbox="606 947 1272 972">You can apply to buy the home if both of the following apply:</p> <ul data-bbox="655 1010 1434 1104" style="list-style-type: none"> <li>• your household income is £80,000 or less</li> <li>• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs</li> </ul> <p data-bbox="606 1142 1038 1167">One of the following must also be true:</p> <ul data-bbox="655 1205 1434 1435" style="list-style-type: none"> <li>• you're a first-time buyer</li> <li>• you used to own a home but cannot afford to buy one now</li> <li>• you're forming a new household - for example, after a relationship breakdown</li> <li>• you're an existing shared owner, and you want to move</li> <li>• you own a home and want to move but cannot afford to buy a new home for your needs</li> </ul> <p data-bbox="606 1473 1401 1534">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 data-bbox="606 1572 1445 1632">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> <p data-bbox="606 1671 1417 1731">Please note that only applicants with a connection can be considered for a home on this development. The connection criteria is as follows:</p> <ul data-bbox="655 1738 1442 1895" style="list-style-type: none"> <li>• Currently living in Arun and has done for at least 3 continuous years</li> <li>• Currently living in Arun and has done for at least 5 non-consecutive years in the last 10-year period</li> <li>• Currently works in Arun with at least 16 hours a week for at least 2 continuous years and remains working in the Arun District</li> </ul>						

	<ul style="list-style-type: none"> <li>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</li> </ul> <p>We may be required to discuss your application with the Local Authority.</p>
<b>Tenure</b>	Leasehold
<b>Lease type</b>	Shared ownership house lease
<b>Lease term</b>	990 years  For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.
<b>Maximum share you can own</b>	You can buy up to 100% of your home.
<b>Transfer of freehold</b>	For houses, at 100% ownership, the freehold will transfer to you.
<b>Landlord</b>	VIVID Homes Limited Peninsular House, Wharf Rd, Landport, Portsmouth PO2 8HB  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.
<b>Landlord's nomination period</b>	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.
<b>Pets</b>	You can keep pets at the home, yes
<b>Subletting</b>	You can rent out a room in the home, but you must live there at the same time.  You cannot sublet (rent out) your entire home unless you either: <ul style="list-style-type: none"> <li>own a 100% share; or</li> <li>have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document)</li> </ul> <p>and</p>

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|  | <ul style="list-style-type: none"><li>• have your mortgage lender's permission if you have a mortgage</li></ul> |
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