



Key information  
about **the**  
**home**

## 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

<b>Address</b>	<p>Picture House Row, Plot 6, 7 Picture House Mews, Portsmouth, Hampshire, PO2 6DF</p> <p>Picture House Row, Plot 7, 8 Picture House Mews, Portsmouth, Hampshire, PO2 6DF</p> <p>Picture House Row, Plot 8, 9 Picture House Mews, Portsmouth, Hampshire, PO2 6DF</p>																								
<b>Property type</b>	<p>3 Bedroom House</p>																								
<b>Scheme</b>	<p>Shared ownership</p>																								
<b>Full market value</b>	<p>£385,000</p>																								
<b>Share Purchase Price and Rent Examples</b>	<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 £96,250 and the rent will be £661.72 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 1182 1449 1547"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>25%</td> <td>£96,250.00</td> <td>£661.72</td> </tr> <tr> <td>30%</td> <td>£115,500.00</td> <td>£617.60</td> </tr> <tr> <td>40%</td> <td>£154,000.00</td> <td>£529.38</td> </tr> <tr> <td>50%</td> <td>£192,500.00</td> <td>£441.15</td> </tr> <tr> <td>60%</td> <td>£231,000.00</td> <td>£352.92</td> </tr> <tr> <td>70%</td> <td>£269,500.00</td> <td>£264.69</td> </tr> <tr> <td>75%</td> <td>£288,750.00</td> <td>£220.57</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 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	25%	£96,250.00	£661.72	30%	£115,500.00	£617.60	40%	£154,000.00	£529.38	50%	£192,500.00	£441.15	60%	£231,000.00	£352.92	70%	£269,500.00	£264.69	75%	£288,750.00	£220.57
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<b>Monthly payment to the landlord</b>	<p>In addition to the rent above, the monthly payment to the landlord includes:</p> <table border="1" data-bbox="608 1966 932 2018"> <tr> <td>Insurance</td> <td>£5.55</td> </tr> </table>	Insurance	£5.55																						
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	<table border="1" data-bbox="608 208 932 389"> <tr> <td data-bbox="608 208 786 297">Management Fee</td> <td data-bbox="786 208 932 297">£2.00</td> </tr> <tr> <td data-bbox="608 297 786 389">Managing Agent</td> <td data-bbox="786 297 932 389">£19.02</td> </tr> </table> <p data-bbox="608 434 1465 470">Total monthly payment <b>excluding rent</b>      £26.57</p>	Management Fee	£2.00	Managing Agent	£19.02
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<p data-bbox="204 501 416 533"><b>Reservation fee</b></p>	<p data-bbox="608 501 671 533">£250</p> <p data-bbox="608 580 1442 651">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="608 698 1449 846">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="204 882 328 913"><b>Eligibility</b></p>	<p data-bbox="608 882 1406 913">You can apply to buy the home if both of the following apply:</p> <ul data-bbox="655 963 1353 1077" style="list-style-type: none"> <li data-bbox="655 963 1235 994">• your household income is £80,000 or less</li> <li data-bbox="655 1003 1353 1077">• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs</li> </ul> <p data-bbox="608 1122 1123 1153">One of the following must also be true:</p> <ul data-bbox="655 1202 1437 1514" style="list-style-type: none"> <li data-bbox="655 1202 1018 1234">• you're a first-time buyer</li> <li data-bbox="655 1243 1410 1317">• you used to own a home but cannot afford to buy one now</li> <li data-bbox="655 1326 1410 1400">• you're forming a new household - for example, after a relationship breakdown</li> <li data-bbox="655 1408 1430 1440">• you're an existing shared owner, and you want to move</li> <li data-bbox="655 1449 1437 1523">• you own a home and want to move but cannot afford to buy a new home for your needs</li> </ul> <p data-bbox="608 1559 1398 1673">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="608 1718 1442 1832">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="608 1877 1422 1946">We may be required to discuss your application with the Local Authority.</p>				
<p data-bbox="204 1975 300 2007"><b>Tenure</b></p>	<p data-bbox="608 1975 735 2007">Leasehold</p>				

<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>Rent review</b>	Your rent will be reviewed each year by a set formula using the Retail Prices Index (RPI) for the previous 12 months plus 0.5%.  For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.
<b>Maximum share you can own</b>	You can buy up to 100% of your home.
<b>Transfer of freehold</b>	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.
<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> <ul style="list-style-type: none"><li>• have your mortgage lender's permission if you have a mortgage</li></ul>
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Key Information About the Shared Ownership Home (SOAHP) 2016 to 2021 – October 2023