

Key information about the 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 ensure you take independent legal and financial advice.

Shared ownership homes sold on DPA (Designated Protected Area) terms have some key differences to standard shared ownership. There are two types of leases which may be offered, both of which have some restrictions to ensure that the homes remain as affordable housing.

This key information document is to help you decide if a shared ownership home sold with a **"DPA (Designated Protected Area) – Restricted Staircasing"** lease 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.

It does not form part of the lease. You should carefully consider the information and the accompanying lease, and discuss any issues with your solicitor before signing the lease.

Failure to pay your rent or service charge or your mortgage could mean your house is at risk of repossession.

Examples and figures provided in this key information document are correct at the time of issue but will change over time in accordance with changes in house prices and the terms of the shared ownership lease.

Address	(Plot 10) 10 Ansell Grange, Ickleford, Hitchin, SG5 3FX																		
Property type	2 bedroom house																		
Scheme	Shared ownership - DPA (Designated Protected Area) – Restricted Staircasing																		
Full market value	£400,000																		
Share purchase price	<p>£100,000 (25% share)</p> <p>The share purchase price offered to you will be based on an assessment of what you can afford.</p>																		
Rent	<p>If you buy a 25% share, the rent will be £687.50 a month.</p> <p>If you buy a larger share, you'll pay less rent.</p> <table> <thead> <tr> <th>Share</th><th>Monthly rent</th></tr> </thead> <tbody> <tr> <td>10%</td><td>£825.00</td></tr> <tr> <td>20%</td><td>£733.33</td></tr> <tr> <td>30%</td><td>£641.67</td></tr> <tr> <td>40%</td><td>£550.00</td></tr> <tr> <td>50%</td><td>£458.33</td></tr> <tr> <td>60%</td><td>£366.67</td></tr> <tr> <td>70%</td><td>£275.00</td></tr> <tr> <td>75%</td><td>£229.17</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> <p>If you reach 80% ownership, being the maximum allowed on this home, rent will always be payable on the 20% share you don't own.</p>	Share	Monthly rent	10%	£825.00	20%	£733.33	30%	£641.67	40%	£550.00	50%	£458.33	60%	£366.67	70%	£275.00	75%	£229.17
Share	Monthly rent																		
10%	£825.00																		
20%	£733.33																		
30%	£641.67																		
40%	£550.00																		
50%	£458.33																		
60%	£366.67																		
70%	£275.00																		
75%	£229.17																		

Monthly payment to the landlord	<p>The monthly payment to the landlord includes:</p> <table> <tr> <td>Rent</td><td>£687.50</td></tr> <tr> <td>Service charge</td><td>£0.00</td></tr> <tr> <td>Estate charge</td><td>£25.92</td></tr> <tr> <td>Buildings insurance</td><td>£7.50</td></tr> <tr> <td>Management fee</td><td>£3.34</td></tr> <tr> <td>Reserve fund payment</td><td>£0.00</td></tr> <tr> <td>Total monthly payment</td><td>£724.26</td></tr> </table>	Rent	£687.50	Service charge	£0.00	Estate charge	£25.92	Buildings insurance	£7.50	Management fee	£3.34	Reserve fund payment	£0.00	Total monthly payment	£724.26
Rent	£687.50														
Service charge	£0.00														
Estate charge	£25.92														
Buildings insurance	£7.50														
Management fee	£3.34														
Reserve fund payment	£0.00														
Total monthly payment	£724.26														
Reservation fee	<p>£500.00</p> <p>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>The reservation fee secures the home until you exchange contracts which you are expected to do within 42 days of the memorandum of sale being issued (known as the exchange deadline).</p> <p>If you buy the home, the fee will be taken off the final amount you pay on completion.</p> <p>Your reservation fee will not be refunded:</p> <ul style="list-style-type: none"> • If you continue to fail to meet the dates outlined in your Purchase Timetable (provided to you at the point of offer) settle may request notice to be served to withdraw the offer. • You decided to withdraw from the sale once the Memorandum of Sale has been issued. 														

Eligibility	<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 a new home for your needs <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>You must have a good credit record. Your application will involve an assessment of your finances.</p> <p>Also, you must have a local connection to North Hertfordshire District Council either through residency, work or family.</p> <p>A local connection for this home is defined as</p> <ol style="list-style-type: none"> 1. <i>Has been continuously resident by choice in the relevant area for the last 12 months or has been resident by choice in the relevant area for 3 out of the last 5 years;</i> 2. <i>Has permanent employment in the relevant area; or</i> 3. <i>Has an immediate family member (this would normally be their mother, father, brother, sister or adult child) resident in the relevant area. Their residency must be by choice and have been so for a minimum of 5 years."</i>
Tenure	Leasehold
Lease type	Shared ownership DPA (Designated Protected Area) – Restricted Staircasing lease – house lease
Lease term	999 years
Maximum share you can own	You can buy up to 80% of your home.

Transfer of freehold	<p>You can reach a maximum of 80% ownership in this home and as such you will not at any point own the freehold.</p> <p>This is to protect the availability of affordable homes in the future, which is required because the home is in a Designated Protected Area.</p>
Landlord	<p>Settle Group Blackhorse Road Letchworth Garden City SG5 1HA</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>
Initial repair period	<p>Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p>
Landlord's first option to buy	<p>When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 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 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent. The buyer you find must meet the eligibility criteria for shared ownership and any local connection requirements for your home.</p>
Pets	<p>If you wish to keep a pet at the property you'll need to obtain permission first from settle.</p>
Subletting	<p>You can rent out a room in the home at any time, but you must live there at the same time.</p> <p>You cannot sublet (rent out) your entire home unless you have your landlord's permission. They will only give permission in exceptional circumstances.</p> <p>If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.</p>