

## 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

Homes built specifically for people over the ages of 55 are sold on the Older Persons Shared Ownership (OPSO) scheme. They have some key differences to normal shared ownership.

The table below highlights the key features of common shared ownership schemes. The information in this document is for **Older Persons Shared Ownership** homes on the **new 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  |

## Additional features of Older Persons Shared Ownership homes

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| <b>Scheme Lease Type</b>                     | <b>Older Persons Shared Ownership</b>                      |
| <b>Feature</b>                               | If you reach 75% ownership you no longer have to pay rent. |
| <b>Maximum % share you can own in future</b> | 75%  |
| <b>Additional restrictions</b>               | For over 55s only. Local Connection Criteria.              |

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 Older Persons 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

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| <b>Address</b>           | Plot 1- 10 Platinum Grange, Shop Lane, Oaken, WV8 2AX |
| <b>Property type</b>     | 2 Bed Bungalow  |
| <b>Scheme</b>            | Older Persons Shared Ownership                        |
| <b>Full market value</b> | £285,000  |

| <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 40% share, the share purchase price will be £114,000 and the rent will be £391.88 a month.</p> <p>When you reach 75% ownership, there is no rent payable on the remaining 25% share.</p> <p>If you buy a larger share, you'll pay less rent. The table below shows further examples.</p> <table><tr><th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr><tr><td>10%</td><td>£28,500</td><td>£587.81</td></tr><tr><td>25%</td><td>£71,250.00</td><td>£489.84</td></tr><tr><td>30%</td><td>£85,500.00</td><td>£457.19</td></tr><tr><td>40%</td><td>£114,000.00</td><td>£391.88</td></tr><tr><td>50%</td><td>£142,500.00</td><td>£326.56</td></tr><tr><td>60%</td><td>£171,000.00</td><td>£261.25</td></tr><tr><td>70%</td><td>£199,500.00</td><td>£195.94</td></tr><tr><td>75%</td><td>£213,750.00</td><td>£0.00</td></tr></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 | 10% | £28,500 | £587.81 | 25% | £71,250.00 | £489.84 | 30% | £85,500.00 | £457.19 | 40% | £114,000.00 | £391.88 | 50% | £142,500.00 | £326.56 | 60% | £171,000.00 | £261.25 | 70% | £199,500.00 | £195.94 | 75% | £213,750.00 | £0.00 |
|---|---|--------------|----------------------|--------------|-----|---------|---------|-----|------------|---------|-----|------------|---------|-----|-------------|---------|-----|-------------|---------|-----|-------------|---------|-----|-------------|---------|-----|-------------|-------|
| Share   | Share Purchase Price  | Monthly rent |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 10%   | £28,500   | £587.81      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 25%   | £71,250.00  | £489.84      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 30%   | £85,500.00  | £457.19      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 40%   | £114,000.00   | £391.88      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 50%   | £142,500.00   | £326.56      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 60%   | £171,000.00   | £261.25      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 70%   | £199,500.00   | £195.94      |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| 75%   | £213,750.00   | £0.00        |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |
| <b>Monthly payment to the landlord</b>        | <p>In addition to the rent above, the monthly payment to the landlord includes:</p> <p>Service charge      £8.67</p> <p>Estate charge      £0.00</p> <p>Buildings insurance £8.33</p> <p>Management fee    £2.36</p> <p>Reserve fund payment    £0.00</p> <p>Total monthly payment <b>excluding rent</b>   £19.36</p>   |              |                      |              |     |         |         |     |            |         |     |            |         |     |             |         |     |             |         |     |             |         |     |             |         |     |             |       |

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| <b>Reservation fee</b> | <p>£250</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 for 42 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> |
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| <p><b>Eligibility</b></p> | <p>You can apply to buy the home if all of the following apply:</p> <ul style="list-style-type: none"> <li>• You are 55 years old or over</li> <li>• your household income is £80,000 or less</li> <li>• you cannot afford the payments to buy a home that meets your needs using the funds you have (including a mortgage if you are able to take one out)</li> </ul> <p>One of the following must also be true:</p> <ul 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>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>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>Also, you must have a local connection to Oaken, either through residency, work or family for not less than three out of the past five years or ten of the past 20 years.</p> <p>If after 14 days, no suitable occupant is found the local connection criteria will extend to the following Parishes:</p> <p>Codsall, Bilbrook, Perton &amp; Brewood and Coven. And any Parish within South Staffordshire District.</p> <p>If after 14 days, no suitable occupant is found the local connection criteria will extend to any persons in need of affordable housing.</p> |
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| <b>Tenure</b>                    | Leasehold  |
| <b>Lease type</b>                | Older Persons Shared Ownership House Lease   |
| <b>Lease term</b>                | <p>990 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>   |
| <b>Maximum share you can own</b> | You can buy up to 75% of your home.  |
| <b>Transfer of freehold</b>      | As you can only reach a maximum of 75% ownership, this home will always remain leasehold.  |
| <b>Landlord</b>                  | <p>Housing Plus Group<br/>Acton Court<br/>Acton Gate<br/>Staffordshire<br/>ST18 9AP</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>   |
| <b>Initial repair period</b>     | <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> <p>For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.</p> |

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| <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 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.  |
| <b>Pets</b>                         | <p>Not to keep any animals in the premises without the previous consent in writing from the lessor. Such content to be revocable by notice in writing at any time upon complaint of any nuisance or annoyance being caused to any owner tenant or occupier of any other property on the estate.</p> <p>Not to allow any dogs on the communal facilities unless they are on a lead and kept under control, at all times.</p>   |
| <b>Subletting</b>                   | <p>You can rent out a room in the home, but you must live there at the same time.</p> <p>You cannot sublet (rent out) your entire home unless you:</p> <ul style="list-style-type: none"> <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> |