

Shared Ownership Flat

A shared ownership one bed flat available on **Paynes Meadow** with a **50% equity share for £60,000. The rent and service charges, including building Insurance, is £166.75 per calendar month.**

Further information and application form can be found at www.orbithomebuyagents.co.uk or

**Peter Nowak Customer Services Officer (Leasehold & Service Charges)
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SHARED OWNERSHIP

What is shared ownership?

Shared ownership helps people who cannot afford to buy a home outright, to purchase a home in stages. Hundred Houses Society owns the freehold of the property and sells a shared ownership lease to the occupier.

Applicants initially buy a share of the home (usually between 25% and 50%), and pay Hundred Houses a subsidised rent on the remaining share. The total monthly costs of the mortgage and rent are lower than the cost of a mortgage needed to buy the property outright.

Shared ownership homes are good quality newly built properties or older properties that have been completely refurbished and brought up to modern-day standards.

Who is eligible?

Generally, shared ownership is available to first-time buyers who are not able to afford the full costs of outright ownership. Priority is normally given to existing social tenants and serving military personnel or those on local authority or housing association waiting lists.

You will also have to satisfy the following conditions:

- A bank or building Society is willing to arrange a mortgage for you;
- You have a regular income with a contract of employment and can afford the cost of the rent and the mortgage plus all your other living expenses;
- Your household income does not exceed £60K.

- You cannot afford to buy a property on the open market that meets your housing needs;
- You have enough savings to pay a deposit, legal fees and other associated costs;
- You have no legal interest in any other property;
- You hold a British or EU passport or your passport is stamped with either 'indefinite leave to remain' or 'indefinite right to enter' or 'right of abode'
- You do not have excessive loans and debts or a history of rent arrears.
- You will have registered with Orbit HomeBuy, the appointed agents for Low Cost Home Ownership in Cambridgeshire www.orbithomebuyagents.co.uk.

There are other circumstances where you might be eligible if you are unsure you should contact Orbit HomeBuy or us to find out more.

Examples might be:

- You already own a property but have to move to a more expensive area for work reasons;
- You have to leave your property following a relationship breakdown.

In some cases, particularly homes in village locations, there may be restrictions on who can qualify for a home. These vary and we will let you know if there are any criteria affecting individual schemes.

What will it cost me?

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The amount of mortgage and rent you pay each month will depend on the price of the property and the size of the share you buy. It will also depend on mortgage rates and the term of your mortgage. You will need to have sum of money for a deposit which typically will be between 10% and 15% of the share being purchased. The larger the share you buy, the higher the monthly costs of the mortgage and the lower the rent on the unsold equity. The following figures are a guide:

Market value of the property	50% share purchased	Mortgage repayment	Rent payment	Service charge	Total per month
£100,000	£50,000	£315	£115	£12	£442
£150,000	£75,000	£470	£172	£12	£654
£200,000	£100,000	£630	£229	£12	£871
£250,000	£125,000	£788	£286	£12	£1,086

Based on:

- 100% repayment mortgage at 5.75% standard variable rate
- 25 year mortgage term
- Monthly rent calculated at 2.75% of the unsold 50% share

- Typical Service charge includes Property Insurance other management charges and might incorporate a sinking fund for future anticipated large expenditures.

Please note that these figures are only a guide and interest rates may change. Your mortgage lender will calculate the cost of your mortgage and Hundred Houses will tell you what the monthly rent will be.

There are other costs involved in buying a home, and you will need approximately £2,500 - £3,000 to finance the following:

- Legal fees (*to your solicitor*)
- Valuation fees (*for a survey on the property which is required by banks and building societies. You may also wish to have your own independent survey of the property carried out*)
- Mortgage arrangement fees (*check with your lender*)
- A reservation fee (*payable to Hundred Houses*)
- One month's rent in advance on completion (*payable to Hundred Houses*)

In addition you may also have to pay for the following:

- Stamp duty / land tax (*this varies and your solicitor will provide full details*)
- Hiring a van or lorry to move your belongings
- New fittings or furniture

Day to day running costs for home owners can also include some or all of the following:

- Rent /service charge (*to Hundred Houses*)
- Mortgage (*to your lender*)
- Life assurance, mortgage or income protection costs
- Contents insurance (*for your personal belongings*)
- Council tax (*to your local authority*)
- Gas, electricity, water rates, telephone and internet charges
- Other bills such as TV rental and licence
- **All repairs, decoration and maintenance costs including boiler servicing – as a shared owner will be your responsibility.**

Insurance

As freeholder, Hundred Houses will insure the structure of the property, but pass back the cost of this to you through your rent or service charge. Under our policy there is currently an excess of £50.00 for glass, £200 for all other claims and £1,000 for subsidence which you may have to pay if you make a claim. If you purchase your home, excluding flats, outright we will remove your property from our insurance policy and you will be responsible for arranging your own buildings insurance.

Hundred Houses is not responsible for any of your personal effects therefore we strongly advise you to arrange suitable contents insurance, from the date you move in.

What information is included in the lease?

When you purchase a home under shared ownership you will be granted a lease, usually for 125 years. The lease entitles you to live in your home as an owner-occupier, and sets out how you can purchase further shares in the property, and the terms of selling the property.

Other clauses in the lease set out your responsibility for repairing the property and paying the rent and service charges, and how these may be Change. **Although you may not own the property outright, you will have the normal rights and responsibilities of a full owner-occupier.**

How can I buy a bigger share of my home?

Usually you can buy a further share of your home after you have lived there for a year. This process is known as staircasing and can take place in a minimum of 10% tranches (and in a number of individual transactions) in some cases right through to 100%. The share that you purchase will be based on the current market value of the property, which may have changed since your original purchase. You will have to pay a valuer's fee, to an independent valuer and an administration fee to Hundred Houses. If you wish to proceed you will be allowed 3 months to arrange the mortgage/finance and complete the purchase of the further share. Your rent will be adjusted to reflect the increased share that you have purchased.

You can purchase further shares until you own the property outright, but there are some exceptions for example in smaller rural schemes or schemes for older people, which limit the total amount you can purchase to 80%. This is so that low cost housing in these areas is preserved in perpetuity. We will let you know if this restriction applies.

Can I make improvements to my home?

If you wish to make structural alterations to your home you must discuss it with us and obtain our written agreement to do what you want to do. If we approve your request, you will be responsible for all associated costs and for obtaining local authority building and planning consents.

What if I fall behind on my mortgage repayments?

The mortgage contract is between you and your lender. If you start to have financial problems and cannot keep up with your repayments you should speak to your lender straight away. If you do not agree to a solution there is the risk that they may take possession of your home and sell it. You would normally be entitled to your share of the money received after all your debts have been paid.

What if I fall behind on my rent or service charges?

Under the terms of your lease you are obliged to pay the rent and service charge monthly in advance. If you have any financial problems you must contact us straight away so that we can try and advise you.

What do I do if I want to sell my home?

You may sell your home but you must let us know in writing if you want to move. Your lease will specify the terms, which usually allow you to either sell the part of the home you own, or if you are able to buy the remaining share you can sell the property outright. You will benefit from any increases in the value according to the share that you own, but you should be aware that you may also be affected by any fall in values.

Clauses in the lease usually allow us to nominate prospective buyers for your home, and to restrict the sale price to an independent valuation. The reason for this is that shared ownership homes should remain available to the people for whom the scheme is intended.

There will also be costs which will include an independent valuer's fee an administration fee; details will be available on request. You will also have legal costs which your solicitor will advise you on.

For further information contact us at:

Hundred Houses Society
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Cambridge
CB4 1QW



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Email info@hhs.org.uk
Website www.hhs.org.uk

We are open Monday to Friday (excluding public holidays)

Our switchboard is open from 8.45am to 5.00pm (4.30pm Friday)

Our offices are open from 9.00am to 4.30pm (4.00pm on Friday)

On the last Tuesday of each month our offices will be closed until 11.00am for staff training

July 2011