

## Property Details

<b>Address</b>	Home 124 – 78 Sephton Drive, Longford Coventry, CV6 6QY																												
<b>Property type</b>	4 Bedroom detached																												
<b>Scheme</b>	Shared ownership																												
<b>Full market value</b>	£450,000 (If under 50% share purchased) £425,000 (if 50% share or more purchased)																												
<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 50.00% share, the reduced share purchase price will be £212,500 and the rent will be £486.98 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="422 1030 1260 1422"> <thead> <tr> <th>Share</th> <th>Share Purchase Price</th> <th>Monthly rent</th> </tr> </thead> <tbody> <tr> <td>10%</td> <td>£45,000</td> <td>£928.13</td> </tr> <tr> <td>25%</td> <td>£112,500</td> <td>£773.44</td> </tr> <tr> <td>30%</td> <td>£135,000</td> <td>£721.88</td> </tr> <tr> <td>40%</td> <td>£180,000</td> <td>£618.75</td> </tr> <tr> <td>50%</td> <td>£212,500</td> <td>£486.98</td> </tr> <tr> <td>60%</td> <td>£255,000</td> <td>£389.59</td> </tr> <tr> <td>70%</td> <td>£315,000</td> <td>£252.09</td> </tr> <tr> <td>75%</td> <td>£318,750</td> <td>£243.49</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	10%	£45,000	£928.13	25%	£112,500	£773.44	30%	£135,000	£721.88	40%	£180,000	£618.75	50%	£212,500	£486.98	60%	£255,000	£389.59	70%	£315,000	£252.09	75%	£318,750	£243.49
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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 data-bbox="422 1859 893 2004"> <tr> <td>Estate charge</td> <td>£16.66</td> </tr> <tr> <td>Buildings insurance</td> <td>£22.40</td> </tr> <tr> <td>Management fee</td> <td>£16.25</td> </tr> <tr> <td>Reserve fund payment</td> <td>£0.00</td> </tr> </table>		Estate charge	£16.66	Buildings insurance	£22.40	Management fee	£16.25	Reserve fund payment	£0.00																			
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	Total monthly payment <b>excluding rent</b> £55.31
<b>Reservation fee</b>	<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 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 refundable.</p>