

Property Details

Address	25 Fletcher House 422 Wood Lane, Dagenham, Essex, RM10 7FP																				
Property type	1 Bed Flat																				
Scheme	Shared ownership resale																				
Full market value	£230,000.00																				
Share Purchase Price and Rent Examples	The share purchase price is calculated using the full market value and the percentage share purchased. If you buy a 25% share, the share purchase price will be £ £57,500.00 and the rent will be £518.62 a month. If you buy a larger share, you'll pay less rent. The table below shows further examples. <table><tr><th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr><tr><td>30%</td><td>£69,000.00</td><td>£584.05</td></tr><tr><td>40%</td><td>£92,000.00</td><td>£414.90</td></tr><tr><td>50%</td><td>£115,000.00</td><td>£345.75</td></tr><tr><td>60%</td><td>£138,000.00</td><td>£276.60</td></tr><tr><td>70%</td><td>£161,000.00</td><td>£207.45</td></tr></table> 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. Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.			Share	Share Purchase Price	Monthly rent	30%	£69,000.00	£584.05	40%	£92,000.00	£414.90	50%	£115,000.00	£345.75	60%	£138,000.00	£276.60	70%	£161,000.00	£207.45
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Monthly payment to the landlord	In addition to the rent above, the monthly payment to the landlord includes: <table><tr><td>Service charge</td><td>£71.70</td></tr><tr><td>Estate charge</td><td>£0.00</td></tr><tr><td>Buildings insurance</td><td>£59.17</td></tr><tr><td>Management fee</td><td>£20.52</td></tr><tr><td>Reserve fund payment</td><td>£00.00</td></tr></table> Total monthly payment excluding rent £151.39			Service charge	£71.70	Estate charge	£0.00	Buildings insurance	£59.17	Management fee	£20.52	Reserve fund payment	£00.00								
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Reservation fee	£250.00																				

	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. The reservation fee secures the home for 10 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.
Eligibility	You can apply to buy the home if both of the following apply: • your household income is £90,000.00 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs One of the following must also be true: • 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 to buy a new home for your needs 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. 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. Also, you must have a local connection to London Borough of Barking and Dagenham either through residency, work or family.
Tenure	Leasehold
Lease type	Shared ownership flat lease
Lease term	125 years For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

Rent review	Your rent will be reviewed each year by a set formula using the 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.
Maximum share you can own	You can buy up to 100% of your home.
Transfer of freehold	At 100% ownership, the leasehold title remains in your name, but your shared ownership obligations fall away.
Landlord	Barking and Dagenham Reside Regeneration LLP Barking Town Hall 1 Town Square Barking IG11 7LU 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.
Landlord's nomination period	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.
Pets	Our leases generally do not allow residents to keep pets unless permission is granted by B&D Reside. Residents must seek permission to keep the following pets: • Dogs and cats • Small mammals and/or caged animals • Reptiles, spiders, insects, amphibians and other *arthropods • Fish kept in large tanks exceeding 50cm wide / deep *For example - lobsters, crabs, centipedes, and millipedes.

	A Pet Permission Application Form must be completed for all requests. We will consider the circumstances of the household and nature of the property when reviewing these cases and make a decision within 10 working days. If we refuse the request, we will clearly set out the reasons why.
Subletting	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: • own a 100% share; or • have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document) and • have your mortgage lender's permission if you have a mortgage