

Arc @First Central
Dan Court, 5 Lakeside Drive, London, NW10 7FX



Flat No.	Postal address	Type	Floor or type	No. of bedrooms	M ²	Parking Bay	Full market value	Shares available from	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Estimated Mortgage total pcm	Estimated Total pcm	Guidance min income
119	Flat 119, Dan Court, 5 Lakeside Drive, London, NW10 7FX	Apartment	Fifth floor	2	72.96	6	£420,000	100%	£420,000	£21,000	£0.00	£199	£2,400	£2,599	N/A

SOLD
RESERVED
AVAILABLE

ALL HOMES ARE RESALE AND SOLD AS SEEN

Reservations are subject to a £500 reservation deposit. Peabody reserves the right to review the property prices until the reservation deposit has been paid.
 Annual ground rent is charged at £0 per annum. The estimated mortgage rates are based on a 5.25% mortgage rate over a 30 year term.
 Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.
 Service charges are estimates and can change before and after completion.
 The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor.
 You will be asked to have an affordability assessment with an independent mortgage advisor from our panel.
 Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.
 Applicants with a household annual gross income in excess of £90,000 are not eligible for shared ownership in this area.
 Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.
 Peabody supports mixed tenure developments and is proud to provide homes for shared ownership. The tenure of some properties subject to demand.
 You will be required to complete your purchaser within 28 days of issue of the memorandum of sale. Speak to a sales consultant for more details.



Instructions - please follow carefully:

Always use a fresh version of this template. NEVER overwrite new data onto an older version!

Fill in scheme name and scheme address with postcode.

Add in extra rows to have one row per plot (shortcut: "Ctrl Shift +" "Entire Row" and Enter). Or delete

The formulas/data in columns K, L and M will need to be copied into your new rows. Do not Copy/Paste

Plot number	Populate the column.
Postal address	Populate the column to include postcode.
Type	Use dropdown data to populate entire column.
Floor or type	Use dropdown data to populate entire column.
No. of bedrooms	Use dropdown data to populate entire column.
Key features	Add in key features such as en suite bathrooms, terrace, balcony,
M ²	Populate the column.
Parking	Use dropdown data to populate entire column. Check! - is parking included in the FMV or is it offered at an extra
Full market value	Populate the column with values that match your RICS valuation.
Shares available from:	Populate the column.
Share value	This column will populate automatically with a formula that's in the
5% mortgage deposit	This column will populate automatically with a formula that's in the
Rent pcm	This column will populate automatically with a formula that's in the
Estimated service charge pcm	Populate the column.
Annual ground rent	Populate the column. If no ground rent applies, then delete this cell
Guidance min income	Work out minimum incomes using the income calculator and populate
Link to the income calculator (from Cell B23):	X:\Development\SALES\LOW COST HOME OWNERSHIP SALES\Pol

List of disclaimers:	This list requires some data input from yourself. The disclaimers need
Third point down:	Insert date from which prices are valid (date of RICS formal valuation)
Seventh point down:	Defaults to 2.75%. If rent level is different to 2.75% please amend
Ninth point down:	Customise this wording depending on the location of your scheme Applicants with a household annual gross income in excess of £80 Applicants with a household annual gross income in excess of £90

CHECK THAT YOU HAVE POPULATED YOUR PRICE LIST ACCURATELY!

Ask a Sales Manager to check and sign it off for you. Sign offs to be in writing (by email is ok). Scan

Then, PDF the price list using the PDF option on your print menu.

Send your PDF to marketing for upload and use. Attach the sales manager sign-off.

Shortcut: select "RANGE" in the name box to select the price sheet's print range.

Notes:

Please use the full date format, not any abbreviation: 2 November 2017 and NOT 2/11

Where properties are reserved or sold, then leave the plot data on the price list but override the FMV

Price lists with a lot of plots/rows: please consider splitting your price lists, either by phase or by project

Questions, comments, suggestions, hints/tips, (please type below and include your name and date of comment)

delete the formulas (risk of errors). Instead pls drag the formulas all the way down to the bottom of your price ta

patio, winter garden, etc. If there are no key features, then pls delete this column rather than leave it blank.

premium? Your price list needs to reflect this!

the cells. If rent levels differ from 2.75%, please amend the orange cell on the data tab.

update this column. Check the S106 in case min incomes are stipulated!

must not be changed/modified/edited in any way without prior approval from the head of LCHO sales.

1,000 are not eligible for shared ownership in this area.

1,000 are not eligible for shared ownership in London boroughs.

the sign-off and save it on the Scheme folder for audit purposes.

V with either RESERVED or SOLD. Delete the error messages and leave those cells blank.

property type or by bedroom sizes. Check with your manager if unsure. IMPORTANT that the disclaimers appear c

Response:

on ALL price lists.

Administrators: Jade Skates

DATA SHEET - DO NOT EDIT WITHOUT APPROVAL

Type	Floor or type	No of bedrooms	Parking
Studio	Ground floor	Studio	Yes
Apartment	First floor	1	No
Coach house	Second floor	2	Allocated space
House	Third floor	3	Undercroft
Duplex	Fourth floor	4	Garage
	Fifth floor	5	Underground
	Sixth floor		Driveway
	Seventh floor		
	Eighth floor		
	Ninth floor		
	Tenth floor		
	Semi-detached		
	Detached		
	End of terrace		
	Terrace		
	Ground/First floor		
	First/Second floor		

