



Summary of costs

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The information in this document is for homes sold with a **DPA (Designated Protected Area) – Restricted Staircasing lease** on the **standard shared ownership model**. There are variations of shared ownership which have different features. For more information on the variations, see the 'Key information about the home' document.

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

The information in this document will help you decide if a shared ownership home sold with a DPA – Restricted Staircasing lease 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.

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 summary of costs document is to help you decide if 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.

It 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.

Purchase costs

Full market value	£295,000
Share purchase price and percentage share offered	£118,000 (40% share) The share purchase price is calculated using the full market value and the percentage share purchased.
Deposit	TBC The deposit is payable when you exchange contracts to buy the home. It will be taken off of the final amount you pay on completion. For more information, speak to your legal adviser.
Reservation fee	£250 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. 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..
Your legal adviser's fees	Legal adviser's fees can vary. You can expect to pay fees including: <ul style="list-style-type: none">• legal services fee• search costs• banking charges• Land Registry fee• document pack fee• management agent consent fee - subject to development and terms of the management company You'll need to ask your legal adviser what the fees cover and the cost for your purchase.
Stamp Duty Land Tax (SDLT)	You may have to pay Stamp Duty Land Tax (SDLT) depending on your circumstances and the home's market value. Discuss this with your legal adviser. There is more guidance on the GOV.UK website: <ul style="list-style-type: none">• Stamp Duty Land Tax: shared ownership property• Calculate Stamp Duty Land Tax (SDLT)

Your monthly payments to the landlord

Rent	<p>If you buy a 40% share, the rent will be £441.19 a month.</p> <p>If you reach 80% ownership, the maximum allowed on this home, rent will always be payable on the 20% share you don't own.</p>														
Service charge	<p>£14.01 a month</p> <p>The service charge is for</p> <table border="1" data-bbox="592 488 1114 745"> <tr> <td>-4.41</td> <td>Communal Electricity</td> </tr> <tr> <td>0.12</td> <td>Management company costs</td> </tr> <tr> <td>1.70</td> <td>Management Fees</td> </tr> <tr> <td>8.33</td> <td>Sinking Fund</td> </tr> <tr> <td>5.69</td> <td>Buildings Insurance</td> </tr> <tr> <td>3.71</td> <td>Grounds maintenance</td> </tr> <tr> <td>-1.13</td> <td>External Lighting</td> </tr> </table> <p>Service charges will be reviewed annually with any changes coming into effect on the 1st April each year.</p>	-4.41	Communal Electricity	0.12	Management company costs	1.70	Management Fees	8.33	Sinking Fund	5.69	Buildings Insurance	3.71	Grounds maintenance	-1.13	External Lighting
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Estate charge	<p>£3.71 a month</p> <p>The estate charge is for Grounds Maintenance.</p>														
Buildings insurance	<p>£5.69 a month</p>														
Management fee	<p>£1.70 a month.</p> <p>The management fee is payable to Aster.</p>														
Reserve (sinking) fund payment	<p>£8.33 a month</p> <p>For more information, see section 5.7, 'Repairs reserve fund', in the 'Key information about shared ownership' document.</p>														
Total monthly payment to the landlord	<p>Your total monthly payment for the rent and other charges described above will be:</p> <p>£455.20 a month</p> <p>You'll need to budget for your other costs of owning a home, which are not included in the monthly payment to the landlord. For example, mortgage repayment, contents insurance, Council Tax, gas and electricity, and water.</p>														

Rent review

<p>Rent review period</p>	<p>Your rent will be reviewed every year on 1st April commencing from 1st April 2027.</p>										
<p>Rent review</p>	<p>The maximum amount your rent can go up by is the same as the percentage increase in the Retail Prices Index (RPI) for the previous 12 months plus 0.5%.</p> <p>Your landlord will notify you each year what this amount will be and tell you the date from which the new rent will be payable.</p> <p>You should expect your rent to go up by the maximum amount possible each year when it is reviewed.</p> <p>Example rent increases</p> <p>The example below illustrates how the Rent shown in this document (£441.19 per month) would rise during the first five Review Dates based on an example percentage increase each year of 6%.</p> <p>Please note that the below table is for illustration purposes only, using an example rate increase and the actual RPI for the relevant period will be used to calculate your new rent which may be more or less than the percentage shown.</p> <table border="1" data-bbox="603 1021 1450 1379"> <thead> <tr> <th data-bbox="603 1021 775 1346">New rent at Year 1 Review Date (applying an example percentage increase of [6%])</th> <th data-bbox="775 1021 948 1346">New rent at Year 2 Review Date (applying an example percentage increase of [6%])</th> <th data-bbox="948 1021 1120 1346">New rent at Year 3 Review Date (applying an example percentage increase of [6%])</th> <th data-bbox="1120 1021 1292 1346">New rent at Year 4 Review Date (applying an example percentage increase of [6%])</th> <th data-bbox="1292 1021 1450 1346">New rent at Year 5 Review Date (applying an example percentage increase of [6%])</th> </tr> </thead> <tbody> <tr> <td data-bbox="603 1346 775 1379">£467.66</td> <td data-bbox="775 1346 948 1379">£495.72</td> <td data-bbox="948 1346 1120 1379">£525.46</td> <td data-bbox="1120 1346 1292 1379">£556.99</td> <td data-bbox="1292 1346 1450 1379">£590.41</td> </tr> </tbody> </table>	New rent at Year 1 Review Date (applying an example percentage increase of [6%])	New rent at Year 2 Review Date (applying an example percentage increase of [6%])	New rent at Year 3 Review Date (applying an example percentage increase of [6%])	New rent at Year 4 Review Date (applying an example percentage increase of [6%])	New rent at Year 5 Review Date (applying an example percentage increase of [6%])	£467.66	£495.72	£525.46	£556.99	£590.41
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Future costs if you buy more shares

Home valuation	<p>If you want to buy more shares, the minimum amount you can buy is an extra 10%. When you do this, you'll need to pay for a valuation by a surveyor who is registered with the Royal Institution of Chartered Surveyors (RICS). The estimated current cost is £300.</p> <p>You will need to arrange the valuation.</p> <p>If you need to arrange the valuation, you can find a registered surveyor on the RICS website.</p> <p>For more information, see section 6, 'Buying more shares', in the 'Key information about shared ownership' document.</p>
Share purchase administration fees	<p>The administration fee for buying more shares will be £180.</p>
Your legal adviser's fees	<p>If you require legal advice when buying more shares, you are responsible for paying your own legal fees.</p> <p>Regardless of whether you require legal advice, it is likely that your mortgage lender will require you to instruct a suitably qualified legal adviser if you are borrowing money to fund any purchase of additional shares.</p> <p>The landlord is responsible for paying their own legal fees related to share purchase transactions.</p>

Future costs if you sell your home

Landlord's current selling fee	<p>Your landlord may charge an admin fee of 1.5% of the share value for marketing and finding a buyer for your home when you sell. If they do not find a buyer, this will still apply.</p> <p>This will be subject to change in the future.</p>
Estate agent's fee	<p>You will only pay this if you use an estate agent. You can usually negotiate their fee. You can normally only choose to use an estate agent when the Landlord's nomination period has ended. See the 'Landlord's nomination period' section of the 'Key information about your home' document for more information.</p>
Your legal adviser's fees	<p>You are responsible for seeking legal advice when you sell your home. You will need to pay your legal fees.</p>
Home valuation	<p>You will arrange the valuation from a surveyor who is registered with the Royal Institution of Chartered Surveyors (RICS). You are responsible for paying the cost.</p>

Future costs if you need to extend your lease term

All shared ownership homes are sold as leasehold, even houses. You may need to extend the term of your lease. This is because a short lease can affect the value of your home and can make it more difficult to sell or get a mortgage on the home.

A short lease is generally considered as one with 80 years or less left on the term, although different lenders have different criteria. It can be significantly more expensive to extend a short lease.

Lease term	119 years
Maximum share you can own	You can buy up to 80% of your home.
Transfer of freehold	You can reach a maximum of 80% ownership in this home. As a result, you will not own the freehold at any point.

Shared owners who own less than 100% of their home do not currently have a legal right to extend their lease term. Your landlord will confirm their policy on lease extensions for shared owners including how they apportion costs.

For more information see section 2.7 in the 'Key information about shared ownership' document.

Other potential costs from the landlord

There are certain instances that you'll need to obtain Aster's permission. If you would like to carry out improvements or alterations to your property, your lease will advise you of what permission you must obtain from Aster before proceeding. Please do not proceed with any alterations without first obtaining the relevant permission. We charge an initial £40 administration fee for dealing with any alteration and permission requests and a further £200 if we need to instruct a Surveyor to oversee any works.

Your own payments

You could use this section to help you plan your budget. Depending on the home, you might have other costs to consider.

Mortgage repayment	£____ a month
Contents insurance	£____ a month
Council Tax	£____ a month
Gas and electricity	£____
Water	£____
Annual boiler service	£____ a year
Other payments	



[Aster.co.uk/sales](https://www.aster.co.uk/sales)