



**One Beds - Pochard House**

Floor/Unit Number	Apartment Number	Address	Full Market Value	25% Share Value	Rent on Unsold Equity	Estimated Mortgage	Estimated Service Charge	Total Monthly Cost
D4-01-05	105	Pochard Hse	£390,000	£97,500	£670	£484.00	£254.12	£1,408.12
D4-01-06	106	Pochard Hse	£390,000	£97,500	£670	£484.00	£260.14	£1,414.14
D4-02-05	205	Pochard Hse	£392,500	£98,125	£675	£487.00	£254.12	£1,416.12
D4-02-06	206	Pochard Hse	£392,500	£98,125	£675	£487.00	£260.14	£1,420.01
D4-03-05	305	Pochard Hse	£395,000	£98,750	£679	£490.00	£254.12	£1,422.14
D4-03-06	306	Pochard Hse	£395,000	£98,750	£679	£490.00	£260.14	£1,429.14
D4-04-05	405	Pochard Hse	£397,500	£99,375	£683	£493.00	£254.12	£1,430.12
D4-04-06	406	Pochard Hse	£397,500	£99,375	£683	£493.00	£260.14	£1,436.14
D4-05-04	504	Pochard Hse	£400,000	£100,000	£687	£496.00	£254.12	£1,437.12
D4-05-05	505	Pochard Hse	£400,000	£100,000	£687	£496.00	£260.14	£14,413.14
D4-06-04	604	Pochard Hse	£402,500	£100,625	£692	£499.00	£254.12	£1,445.12
D4-06-05	605	Pochard Hse	£402,500	£100,625	£692	£499.00	£260.14	£1,451.14
D4-UG-01		6 Pochard Hse	£390,000	£97,500	£670	£484.00	£307.36	£1,461.36

Mortgage repayment figures are based on minimum share of 25%, mortgage terms over 30 years, 4.76% interest rate and rent at 2.75%. Reservations are subject to a £500.00 reservation deposit.

Poplar HARCA reserves the right to review the property prices until the reservation deposit has been paid. Although every care has been taken to ensure the accuracy of all the above information given, the contents of this price list do not form any part, or constitute a representation warranty, or part of any contract. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed every 3 months). Service charges are estimated and can change before and after completion of your home. The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments become. 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 Poplar HARCA's panel). Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy. Mortgage pcm is a guide only and is based on a 5% deposit, interest rate at 4.76% and a 30-year mortgage term for a single applicant. Applicants with a household annual gross income more than £90,000 are not eligible for shared ownership in London. 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.