

Shared Ownership fees

If you are thinking of buying a Shared Ownership home with us, or if you already live in one of our Shared Ownership homes and want to sell your home or buy more shares, there will be some fees involved. Here is a list of the fees involved in buying, selling and staircasing your Shared Ownership home:

Fees for new-build Shared Ownership homes

Transaction	Detail	Fee	Payable by	Payable to
Reservation Fee	A fee to reserve the property - non-refundable after accepting the offer. This payment is offset against the purchased share of your home.	£250	Buyer	Two Rivers Housing
Purchase share	The share you are purchasing - this can be with cash or mortgage, or a mix of both.	Between 10% and 75% of the open market value of the property	Buyer	Two Rivers Housing
Mortgage deposit	Lenders will require a deposit to secure the mortgage.	Between 5% and 20% of the mortgage value	Buyer	Mortgage lender
Document fee	The fee Two Rivers Housing's solicitors require to set up the documents for a new build sale.	up to £180	Buyer	Two Rivers Housing's Solicitors
Notice of charge	The fee Two Rivers Housing's solicitors require to set up the mortgage against the property.	up to £180	Buyer	Two Rivers Housing's Solicitors
Mortgage fees	If you are buying with the help of a mortgage you may have to pay the lenders valuation fees and a mortgage arrangement fee	Depends on mortgage lender	Buyer	Mortgage lender
Rent and Service charges	You will need to pay your first full months' rent and service charge up front as well as the rent and service charge for the current month.	Variable	Buyer	Two Rivers Housing's Solicitors
Other fees, - When buying a home you need to consider the cost of buying, moving and furnishing a property, these may include independent financial adviser or mortgage broker fees, solicitors and disbursement fees. You will also need to provide your own contents insurance.				

Selling or buying a Shared ownership property – Also known as a resale

Transaction	Detail	Fee	Payable by	Payable to
Valuation fee	Open market RICS valuation - seller to instruct and pay for a valuation and provide Two Rivers Housing with a copy of the report.	£450>	Seller	Chosen RICS valuer
Estate agent fee	Two Rivers Housing offer an estate agent service through TwoCan, if you sell through them this fee includes the nomination and resale fee. If you approach an estate agent on the open market you can negotiate their fee based on the value of your share of the home.	£2100 if sold through TwoCan. Variable charge based on % is appointing external agent	Seller	Estate agent
Nomination and resale fee	This covers the cost of providing a resale service including marketing of the property finding a purchaser and updating Two Rivers Housing's records when the sale goes through.	1% of the market sales value plus VAT	Seller	Two Rivers Housing
LPE1	This is the management pack. These fees are included within the nomination and resale fee.			
Legal fees	You will need to instruct a solicitor for selling your property. The solicitor will have disbursements and professional fees for action for you.	Estimate £1000 > £2500	Seller	Chosen solicitor
EPC	Selling a home in England requires a valid Energy Performance Certificate. Only required if out of date.	External company approximately £100	Seller	Chosen company
Rent and Service Charge arrears	If you have any arrears these need to be cleared before the sale of the property completes.	Depends on account	Seller	Two Rivers Housing
Certificate of compliance	Legal document that needs to be provided to the Land Registry to say that Two Rivers Housing approve of the sale.	£48	Buyer	Two Rivers Housing
Notice of assignment	The fee Two Rivers Housing require to set up the mortgage against the	£48	Buyer	Two Rivers Housing

and notice of charge	property and the process the purchaser.			
Rent and Service charges	The buyer will need to make sure that the rent and service charge is ready to pay to Two Rivers Housing once the assignment has taken place.	Variable	Buyer	Two Rivers Housing
In some circumstances resale leases may need to be varied back to their original term (length) to make the property mortgageable. In these circumstances you will be required to pay both Two Rivers Housing's solicitors fees plus your own legal fees. These will vary based on the complexity of the transaction. But you should budget around £2000.				

Staircasing – 5% or more

Transaction	Detail	Fee	Payable by	Payable to
Valuation fee	Open market RICS valuation - seller to instruct and pay for a valuation and provide Two Rivers Housing with a copy of the report.	£450>	Shared Owner	Chosen RICS valuer
Mortgage fees	If you are buying with the help of a mortgage you may have to pay the lenders valuation fees and a mortgage arrangement fee.	Depends on mortgage lender	Shared Owner	Mortgage lender
Legal Fees	Staircasing will involve changes to your existing lease that need to be updated at the land registry. You will need to appoint a solicitor to act for you.	Refer to your solicitor	Shared Owner	Chosen solicitor
Stamp Duty	If you staircase to full ownership you may need to pay stamp duty. Please discuss with your solicitor.	Refer to your solicitor	Shared Owner	Chosen Solicitor
Rent and Service Charge arrears	If you have any arrears these need to be cleared before the sale of the property completes.	Depends on account	Shared Owner	Two Rivers Housing
Staircasing Share	The share that you wish to purchase using cash or mortgage.	5% or more open market value	Shared Owner	Two Rivers Housing's Solicitors
FME1 (management pack)	At 100% staircasing you may be required to obtain a management pack. This depends if there is a	This can vary but approximately £500	Shared Owner	Chosen Solicitor

	management company on the development.			
Certificate of compliance	Legal document that needs to be provided to the Land Registry to say that TRH approve of the sale.	£48	Buyer	Two Rivers Housing

Staircasing 1% - When allowed by the lease

Transaction	Detail	Fee	Payable by	Payable to
Valuation fee	Some leases allow staircasing by 1% each year based on a calculation that is set out within the lease. There is no fee for this valuation.	£0.00		
Staircasing Share	The 1% share payable in cash.	1%	Shared Owner	Two Rivers Housing's Solicitors

Transfer of equity – for example when a relationship breaks down and one person remains as the Shared Owner.

Transaction	Detail	Fee	Payable by	Payable to
Mortgage fees	If you are buying with the help of a mortgage you may have to pay the lenders valuation fees and a mortgage arrangement fee.	Depends on mortgage lender	Shared Owner	Mortgage lender
Legal Fees	Transfer of equity will involve changes to your existing lease which require the professional services of a solicitor. The solicitor will have both professional fees and disbursements.	Refer to your solicitor	Shared Owner	Chosen solicitor
LPE1	This is the management pack and gives details of rent and service charge.	£120	Shared Owner	Two Rivers Housing
Certificate of compliance	Legal document that needs to be provided to the Land Registry to say that Two Rivers Housing approve of the transfer.	£48	Shared Owner	Two Rivers Housing



Notice of assignment and notice of charge	The fee Two Rivers Housing require to set up the mortgage against the property.	£48	Shared Owner	Two Rivers Housing
Other fees - When buying a home you need to consider the cost of buying, moving and furnishing a property, these may include independent financial adviser or mortgage broker fees, solicitors and disbursement fees. You will also need to provide your own contents insurance.				