



SHARED OWNERSHIP STAIRCASING PROCEDURE

You currently share the ownership of your home with Curo Group. The following information explains how you can buy further shares of your property or buy it outright.

Buying a share in your home or buying it outright is known as 'staircasing'.

Please refer to your lease for the amount of additional shares and blocks of shares you can purchase in your shared ownership property. Some leases stipulate that you can buy another 25% share to increase from, for example 50% to 75% or buy all of the outstanding shares to own 100% of the lease. Other leases stipulate that you can purchase blocks of 10% shares. Please note that some leases do not allow you to purchase all the shares in your home, please refer to your lease to confirm.

For any of these options there are certain steps detailed in your Lease, which you, your solicitor and Curo must take:

- 1) You should notify Curo in writing of your intention to purchase a further share in your home, using the attached form. To be eligible you must not be in arrears with your rent
- 2) If you are considering staircasing then you should find out from your Mortgage Lender whether they are willing to lend you a further amount of mortgage. The amount you borrow will determine the size of the further share which you may be able to buy. If you decide to change mortgage companies, you should beware of any redemption penalties that you may have to pay.
- 3) You should appoint a solicitor to act on your behalf.
- 4) Upon receiving written notification of your intention to purchase further shares, Curo will instruct an independent, qualified valuer to provide a current market value of your property; you will be responsible to pay for the valuation.
 - Curo have been quoted a fee of £390.00 (£325.00 plus VAT) by Davies and Way Chartered Surveyors
 - An Estate Agent's valuation is not acceptable, nor is a valuation carried out by a Bank or Building Society for mortgage purposes, as this is not classed as an independent valuation.
 - The valuer will confirm the market valuation of your property, as the cost of purchasing any further shares in your home is based on this figure. The valuer will disregard any improvements you have made since moving into your property, or any improvements undertaken by previous occupants. Improvements could include the installation of double glazing, central heating or the building of an extension.
- 5) Curo's approval should be obtained before any improvements are carried out. If any improvements have been made without Curo's approval, the following information should be sent to Curo on the attached form:



- A description of the improvement, including any plans or specifications
 - The date the work was completed
 - Provide copies of Building Regulations or any Planning Permissions that were granted
 - A photograph of the works carried out.
- 6) Within 14 days of Curo receiving the notification of the valuation, you will be informed of the current market value of your home and the costs of purchasing further shares.
- 7) Please note that the valuation will be valid for 3 months and you must confirm in writing your intention to continue with the staircasing and notify Curo of your solicitor.
- 8) Depending on your staircasing intention, different procedures will apply:
- 8a) If you are purchasing 100% Curo will instruct their solicitors to convey the further share to you. Please note this this will depend on Curo being the freeholder or leaseholder
- 8b) If you are purchasing an additional share and not staircasing to 100%, Curo will prepare the Memorandum of staircasing and will send to your solicitor for signing. When both copies have been signed by you and sealed by Curo, the premium has been received and all costs have been paid, the memorandums will be sent to your solicitor for them to register with the Land Registry. Curo will also notify you of your new weekly/monthly/annual rent
- 9) In purchasing additional shares, as well as the valuation fee, you will have to pay:
- Your solicitor's fees
 - A valuation fee to your Lender should they decide to revalue the property
- 10) **Shared ownership HOUSES**-When you have acquired 100% of the shares in the property the Leaseholder shall have the right to give notice to Curo to acquire the freehold of the property for no charge other than the costs incurred in the conveyance procedures. Your solicitor should advise you on the terms of your individual lease.
- When you are purchasing your remaining share, in the case of a house only, you will need to arrange your own Buildings Insurance from the completion date.
- 11) **Shared Ownership FLATS/MAISONETTES** – when you have acquired 100% of the shares in your leasehold flat/maisonette you will not have the right to give notice to purchase the freehold of the property (please refer to the Commonhold and Leasehold Reform Act 2002 'collective enfranchisement' for further information on purchasing the freehold) you will still be liable for service charges and buildings insurance.

Please note that the staircasing procedures are contained within your shared ownership lease and you should seek your own legal advice if you have any further queries

Disclaimer

The contents of this leaflet do not affect any lease or other legally binding document or arrangement. We have tried to ensure that the contents are accurate at the time of printing, but cannot guarantee their accuracy. If you are in doubt or difficulty; if you are involved in a dispute; or if you need to know your rights; you should seek your own independent legal advice from a solicitor or other suitably qualified pers



INTENTION TO STAIRCASE

Please complete and return this form **by email** or by post if necessary:

To: **sales@curo-group.co.uk**

Curo Group, The Hub, Mulberry Way, Mulberry Park, Combe Down, Bath, BA2 5BU.

FAO: Sales Team

*Your name (s) _____

*Address _____

* Telephone number _____

* Email address _____

*** PLEASE NOTE WE WILL SHARE YOUR DETAILS WITH THE CHARTER SURVEYOR AND CURO'S LAWYERS (IF REQUIRED)**

How did you hear about staircasing? _____

I currently own _____% and wish to purchase an additional _____% share.

I would like Davis and way to carry out the valuation and agree to pay the **£390 (£325 plus VAT) fee**. The fee is non-returnable once instructed.

Payment can be made:

Via text payments link, please contact the Sales Team for more details
By bank transfer, please contact the Sales Team for Curo's bank details

The improvements carried out to my property (*Please delete as applicable)

* Of which Curo have been advised

* Of which I give details below:

Signature* _____ Dated _____

Signature* _____ Dated _____



* If the property is in joint names, both shared owners must sign.

