

Selling/Assigning your shared ownership home

What is Assignment?

If you own a share of your home and wish to sell your share you can do this by selling or assigning your lease to another party. Assignment is the transfer of the lease to another party

Important Note:

If you sell your lease without first consulting Curo and without following the procedures set out below, your purchase will be compelled to staircase to 100% ownership almost immediately after completion of the purchase.

Assignment procedure

- 1) You must notify Curo in writing or email of your intention to assign your share of the lease
- 2) You can only sell your share of the lease. For example if you only own a 50% shared, you can only sell 50%
- 3) You must not be in rent arrears
- 4) You should instruct your own solicitor for independent legal advice.
- 5) Upon receiving notification of your intention to sell your share, Curo will instruct an independent, qualified valuer to provide a current market value of your property. The valuation will be carried out by qualified valuer, a member of the Royal Institution of Chartered Surveyors.
 - Curo have been quoted a fee of £234.00 (£195 plus VAT) by Davis and Way, Keynsham, Bristol
 - An Estate Agent's valuation is not acceptable, nor is a valuation carried out by a Bank or Building Society due mortgage purposes, as this is not classed as an independent valuation.
- 6) Within Fourteen days of receipt of the valuation, Curo will inform you of the valuation figure and the maximum sale price of your share.
- 7) You are responsible for arranging and obtaining the Energy Performance Certificate (EPC). You must ensure that an EPC has been commissioned before marketing the property. Without this document Curo cannot market your property or contact any list of nominees. If your property is less than 10 years old, the EPC provided when you purchased, (if you purchased after 6th April 2008) will meet the legal requirement. If you purchased before this date you will be responsible for obtaining an EPC, if you have any queries, regarding the EPC please do not hesitate to contact me.
- 8) The valuation is valid for a period of three months from the date of the valuation.
- 9) The assignment transaction must complete within 3 months of the date of the valuation, otherwise a new valuation will be required which the customer will be responsible for the cost of. This is not negotiable.
- 10) Within 6 weeks of receiving written notification that you wish to sell your property on the agreed marketing valuation, you must allow Curo to nominate prospective purchasers for your property. Accepting a nominated purchaser can be both quicker and cheaper than instructing an Estate Agent. The price at which a sale to a nominee must take place must not be

more than the market value as assessed by the agreed valuer, although you may sell for less than the valuation.

- 11) If you wish to sell to a nominated purchaser, you should inform Curo and instruct your solicitor to proceed, If Curo fails to nominate within 8 weeks you may sell the property to anyone, subject to all other conditions and provided the price does not exceed the market value fixed by the valuer. You must inform Curo of the name and address of your purchaser and their solicitor's name and address.
- 12) If Curo nominates a purchaser within the nomination period there could be a sale percentage plus VAT payable on completion. Please check your lease or contact the sales team to discuss and confirm.

Please note:

Failing to allow Curo to nominate a prospective purchaser will result in penalty provisions contained in your lease

- 12) Curo will approve the assignment providing the following conditions are complied with:
 - a) The whole of the property is assigned and you are not sub-letting
 - b) The rights of the Shared Ownership Lease are passed onto the new purchaser.
 - c) The purchaser's mortgage offer has been approved by Curo
- 13) You have approximately three months from the date of valuation to complete the sale. You must complete the sale within four weeks of exchange of contracts.

Upon completion your solicitor will provide Curo with:

- A certified Notice of Assignment
 - A copy of the Transfer Deed
 - Fee to register the Assignment
- 14) Other costs associated with selling your property may include:
 - Your solicitor's fees
 - Valuation fees paid to Curo
 - Estate Agent fees if applicable
 - Mortgage redemption fees, if applicable
 - Administration fee applicable if Curo find a suitable purchaser

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 writing, 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 person

Intention to Assign

Please complete and return this form

**To: Curo Group, The Maltings, River Place,
Lower Bristol Road, Bath BA2 1EP**

FAO: Sales Team

Ref: _____ (your name)

_____ (your address)

I currently own _____% and wish to sell this share in the above property
(*please delete as applicable)

* I would like Davis and way to carry out the valuation and I enclose a
cheque made payable to Curo in payment for £234.00 (£195.00 plus VAT).
I understand that after the valuation is instructed the fee is not returnable.

The valuer can contact me on telephone number: _____ (day time
Number) to arrange a date and time for the valuation visit.

my email address (for correspondence) _____

My solicitor's contact details are: _____

Signed _____ Dated _____

Signed _____ Dated _____

(if the property is in joint names, both shared owners must sign)

Energy Performance certificate

I/We confirm that we are arranging the Energy Performance Certificate as
required (see point 7 of the letter)

Signed _____ Dated _____