

## **Important information – Orchard Grove**

### Estate Charges

The following charges will apply at this development:

**Estate charge:** Unadopted estate areas will be managed and maintained by Remus and will require a contribution from estate residents. This amount is currently £156.03 per annum and will be reviewed by Remus annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### Leasehold Information

- Properties sold using the Home Stepper scheme are sold on a leasehold basis with Sage Homes as the landlord. The length of term of the lease is 990 years and the initial ground rent is £0 (peppercorn).
- Under the terms of the Lease the homeowner will be required to pay a yearly specified rent based on the unacquired percentage of the property (initially 2.75% and reviewed annually, usually increasing in line with RPI plus 0.5%).
- Under the terms of the Lease the homeowner may be required to pay a yearly Lease Management Fee approx. £195 plus VAT and is subject to annual review.

**IMPORTANT: You are strongly advised that you should take independent legal advice in relation to the purchase of the property, including all matters covered by this document**