

# Intention to sell **Shared Ownership Property**



Stockport Homes Ltd / Stockport Metropolitan Borough Council

Shared Ownership Resales

Viaduct sales are part of Stockport Homes Group

Queries and correspondence should be directed to Viaduct Sales at  
[sales@viaducthousing.com](mailto:sales@viaducthousing.com) or **0161 218 1303**

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You should complete this form once you've had your property valued.

**Please send a scanned copy (or a photo) of your completed and signed form together with your valuation report, EPC Certificate and photographic ID to us at [sales@viaducthousing.com](mailto:sales@viaducthousing.com)**

Please read our Guide to Selling Your Shared Ownership Home on our website for additional information.

**Please note the valuations are valid for 3 months only and EPCs are valid for 10 years.**

**Checklist to instruct Viaduct Sales to market your home on behalf of Stockport Homes Group: (Please tick below).**

A copy of the EPC certificate is enclosed.

I /We have obtained an RICS valuation undertaken by a Fellow of the Royal Institution of Chartered Surveyors and a copy is enclosed.

I/We have attached our photographic ID. (Please note a member of the sales team will verify the ID with you in person when they visit your home to take marketing photos).

I/We acknowledge receipt of a RICS valuation for my property of £  
and I own                      % therefore I will be selling my share at £

Please read the below information before signing this form.

If Viaduct sales team nominate a buyer, you are liable for a resale assignment fee of 1% plus VAT of the market value of the home, unless otherwise specified in you Lease.

The share of your home cannot be sold for more than the market value determined by a RICS Valuer (condition of the Lease).

You are responsible to have an up-to-date valuation until completion date and you will need to provide an updated valuation to Viaduct sales team and solicitors when it expires.

If Stockport Homes does not purchase the property or nominate a purchaser as per the lease terms, you may market the property on the open market. The market value sets the minimum sale price for the property.

You will be liable to pay Stockport Homes solicitor's costs.

You are liable for any payments for rent and/or service charge up to the day of completion and we cannot complete the sale unless these are up to date on the day of completion.

I/We, consent for my contact details to be given to potential buyers to arrange viewing with me.

I/We consent for Viaduct sales team to discuss the sales progress of my property with a third party, such as another Estate Agent or housing developer for my onward purchase.

As per the terms of the lease I/we will pay the reasonable and proper administration fees as set out on the Home Ownership section of the Stockport Homes website, and the legal fees of the landlord. Note: these may still be payable if the assignment does not proceed to completion.

## Owner Details

Owner 1 Name

Owner 2 Name

Address

Telephone

Telephone

Email Address

Email Address

To ensure we have correct information about your property for marketing purposes, please choose from the options below that best describes your property:

## House Type

Apartment Ground floor	House Detached	Mid-Terrace
Apartment First floor	Link detached	End Terrace
Apartment Second floor	Semi-detached	Bungalow
Apartment Third floor		

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## Bedrooms

Number of Bedrooms

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## Parking

Driveway	Shared Parking	Parking Permit
Other		

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## Outside Space

Private Front Garden	Private Rear Garden	Communal Garden	Private Balcony/ Juliette Balcony
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## Heating Type

Gas	Electric	Solar Panels	Air Source Heat Pump
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## Council Tax

Local Authority Council Tax Band	(Please provide a copy of your council tax letter)
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Signature of all Leaseholders If there are joint leaseholders, all leaseholders must sign this form to confirm the intention to assign the lease, you have read and understood the declarations and to confirm the above information is correct to the best of your knowledge.

### Owner 1

Signed

Date

### Owner 2

Signed

Date