

PRICE LIST

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| Development                                  |
| Royal Arsenal                                |
| Location                                     |
| 2 Thunderer Walk, Woolwich, London, SE18 6NS |

| Plot No. | Address             | No. of Bedrooms | Sqm <sup>2</sup> | Apartment Floor Level or House Type | Council Tax Band | Annual Council Tax Amount | Full Market Value | Min share value | Status    | Example of monthly repayments |                            |                                       |                               |                                  |                      |                                  |                               | Affordability                 |                   |                  |
|----------|---------------------|-----------------|------------------|-------------------------------------|------------------|---------------------------|-------------------|-----------------|-----------|-------------------------------|----------------------------|---------------------------------------|-------------------------------|----------------------------------|----------------------|----------------------------------|-------------------------------|-------------------------------|-------------------|------------------|
|          |                     |                 |                  |                                     |                  |                           |                   |                 |           | Purchase price                | 10% (deposit for mortgage) | Mortgage required (excluding deposit) | Estimated mortgage repayments | Rental rate (% of unsold equity) | Monthly rent payable | Estimated monthly service charge | Estimated monthly ground rent | Estimated total monthly costs | Min salary single | Min salary joint |
| E5.1.3   | Flat 7 Ocean House  | 1               | 50               | First Floor                         | D                | £1,429                    | £460,000          | 25%             | Available | £115,000                      | £11,500                    | £103,500.00                           | £453.84                       | 2.00%                            | £575.00              | £188.86                          | £31.25                        | £1,248.95                     | £51,703           | £45,157          |
| E5.2.2   | Flat 12 Ocean House | 1               | 50               | Second Floor                        | D                | £1,429                    | £462,500          | 25%             | Available | £115,625                      | £11,563                    | £104,062.50                           | £456.31                       | 2.00%                            | £578.13              | £188.86                          | £31.25                        | £1,254.55                     | £52,053           | £45,404          |
| E5.3.3   | Flat 18 Ocean House | 1               | 50               | Third Floor                         | D                | £1,429                    | £465,000          | 25%             | Available | £116,250                      | £11,625                    | £104,625.00                           | £458.78                       | 2.00%                            | £581.25              | £188.86                          | £31.25                        | £1,260.14                     | £52,403           | £45,651          |
| E5.3.4   | Flat 17 Ocean House | 1               | 50               | Third Floor                         | D                | £1,429                    | £465,000          | 25%             | Available | £116,250                      | £11,625                    | £104,625.00                           | £458.78                       | 2.00%                            | £581.25              | £189.98                          | £31.25                        | £1,261.26                     | £52,473           | £45,700          |
| E5.0.3   | *Flat 2 Ocean House | 2               | 71               | Ground Floor                        | E                | £1,747                    | £562,500          | 25%             | Available | £140,625                      | £14,063                    | £126,562.50                           | £554.97                       | 2.00%                            | £703.13              | £303.73                          | £35.42                        | £1,597.25                     | £73,472           | £60,523          |
| E5.0.2   | *Flat 3 Ocean House | 2               | 73               | Ground Floor                        | E                | £1,747                    | £562,500          | 25%             | Available | £140,625                      | £14,063                    | £126,562.50                           | £554.97                       | 2.00%                            | £703.13              | £313.50                          | £35.42                        | £1,607.02                     | £74,082           | £60,954          |
| E5.1.2   | Flat 8 Ocean House  | 2               | 72               | First Floor                         | E                | £1,747                    | £565,000          | 25%             | Available | £141,250                      | £14,125                    | £127,125.00                           | £557.44                       | 2.00%                            | £706.25              | £271.24                          | £35.42                        | £1,570.35                     | £71,791           | £59,336          |
| E5.2.1   | Flat 13 Ocean House | 2               | 71               | Second Floor                        | E                | £1,747                    | £567,500          | 25%             | Available | £141,875                      | £14,188                    | £127,687.50                           | £559.90                       | 2.00%                            | £709.38              | £268.23                          | £35.42                        | £1,572.93                     | £71,952           | £59,450          |
| E5.3.2   | Flat 19 Ocean House | 2               | 74               | Third Floor                         | E                | £1,747                    | £572,500          | 25%             | Available | £143,125                      | £14,313                    | £128,812.50                           | £564.84                       | 2.00%                            | £715.63              | £265.23                          | £35.42                        | £1,581.12                     | £72,464           | £59,811          |
| E5.2.5   | Flat 14 Ocean House | 2               | 73               | Second Floor                        | E                | £1,747                    | £567,500          | 25%             | Available | £141,875                      | £14,188                    | £127,687.50                           | £559.90                       | 2.00%                            | £709.38              | £276.50                          | £35.42                        | £1,581.20                     | £72,469           | £59,815          |
| E5.3.7   | Flat 21 Ocean House | 2               | 74               | Third Floor                         | E                | £1,747                    | £572,500          | 25%             | Available | £143,125                      | £14,313                    | £128,812.50                           | £564.84                       | 2.00%                            | £715.63              | £276.50                          | £35.42                        | £1,592.39                     | £73,168           | £60,309          |
| E5.1.5   | *Flat 5 Ocean House | 3               | 85               | First Floor                         | E                | £1,747                    | £600,000          | 25%             | RESERVED  | £150,000                      | £15,000                    | £135,000.00                           | £591.97                       | 2.00%                            | £750.00              | £362.41                          | £39.58                        | £1,743.96                     | £82,642           | £66,996          |
| E5.3.8   | Flat 20 Ocean House | 2               | 75               | Third Floor                         | E                | £1,747                    | £572,500          | 25%             | Available | £143,125                      | £14,313                    | £128,812.50                           | £564.84                       | 2.00%                            | £715.63              | £281.03                          | £35.42                        | £1,596.92                     | £73,451           | £60,508          |
| E5.0.1   | *Flat 4 Ocean House | 2               | 106              | Ground Floor                        | E                | £1,747                    | £610,000          | 25%             | Available | £152,500                      | £15,250                    | £137,250.00                           | £601.84                       | 1.75%                            | £667.19              | £437.27                          | £35.42                        | £1,741.72                     | £82,501           | £66,897          |

Reservations are subject to a £500 reservation deposit which will be taken once eligibility and affordability are confirmed. Moat reserves the right to review the property prices quoted until the reservation deposit has been taken. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.

The above costs are indicative examples only. Mortgage amounts are estimates only and are based on a repayment mortgage over 35 years with a 10% deposit, at an interest rate of 4%. The interest rate could be higher or lower subject to your circumstances and will likely rise after the initial 2 years. You will be asked to have an assessment with Clark Marshall from our panel of mortgage advisors prior to making a reservation.

Moat operates an affordability policy which limits the mortgage interest rate we can accept - currently 7% (as at May 2020). Interest only and 100% mortgages are not acceptable; purchasers will need a minimum 5% deposit.

Service charges are estimates and can change before and after completion. Service charges are estimates and can change before and after completion. \*These plots have one right to use parking space at a cost of £37.75 pm which is included in the service charge for these plots.

The Council Tax bands supplied are based on estimates. For full information and to check for updates to the Council Tax band go to [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

Please note that households with an income in excess of £90,000 are not eligible for Shared Ownership Properties.

The figures above assume a 10% deposit, lower deposits maybe available depending on your circumstances.

The above purchase price examples are valid for one month from 10 July 2020. Prospective purchasers should be aware that prices may change after 09 August 2020 if the property remains unreserved.

Your home is at risk if you do not keep up repayments on a mortgage, rent or other loans secured on it. Please note that the value of properties can go down as well as up. Moat supports the development of mixed tenure developments and is proud to provide homes for shared ownership at Royal Arsenal. We may change the tenure of some properties subject to demand. Details are correct at time of going to press.

This information is available in large text, audiotape or electronic format. We offer Language Line services to people whose first language is not English.

Moat Homes Limited is a charitable housing association.

\*Subject to availability.