

# IMPORTANT INFORMATION

## Reservation Fee

- i) £500 – Help to Buy  
 ii) £1,000 – Non Help to Buy, price up to, & including £500,000  
 iii) £2,000 – Non Help to Buy, price over £500,000

## Exchange Deposit

- i) 5% of the total purchase price-Help to Buy  
 ii) 10% of the total purchase price – All others

## Warranty Provided

- i) 2 year Countryside warranty  
 ii) 10 year NHBC warranty

## Various

- i) Prices are subject to change without notice. ii) Terms & conditions apply to incentives agreed.  
 iii) Any completion dates shown are anticipated only and subject to change.  
 iv) Parking bays allocated and sold on a 'right to park' basis, please ask Sales Consultants for more details.  
 v) Due to the complex planning process of creating new communities, some planning matters can remain outstanding with the local authority when you complete on your purchase. This is common and should not cause concern. As such, if this is the case, Countryside will provide a Deed of Indemnity confirming we: a) have applied for discharge, b) are in the process of settling any related infrastructure agreement and c) we have satisfied the conditions for discharge of planning.  
 vi) Help to Buy – a summary of the terms and conditions may be viewed on our website: [Help to Buy Scheme & Requirements | Countryside Properties](#) and full terms and conditions on the government publication: [The homebuyers guide to Help to Buy Equity Loan \(publishing.service.gov.uk\)](#)

## Freehold Property Details and Charges – Not Applicable

- Freeholder – N/A
- Management Company – N/A
- The following charges are payable for the maintenance and upkeep of the common spaces on the development:
- Estate Charge: N/A  
It should be noted these are estimated first year charges and are subject to reviews as detailed.
- Service Charge: N/A  
It should be noted these are estimated first year charges and are subject to reviews as detailed further below. Details of who and when payment is to be made will be confirmed in the legal documentation.

## Leasehold Property Details and Charges

- Lease Term – 250 years
- Freeholder – London Borough of Waltham Forest
- Management Company – Marlowe Road Management Company Ltd – you will be required to become a member of this company at the point of completion of purchase.
- The following charges are payable:
- Estate Charge: Estate areas to be adopted/maintained by LBWF. To the extent that the external areas are not maintained at public expense, LBWF will maintain such areas and will require a contribution from plot purchasers.
- Service Charges: 1 beds £940.58 - £1,231.87, 2 beds £1,203.94 - £1,711.85, 3 beds £1,791.75 - £2,160.51 per annum
- Ground Rent: A 'Peppercorn' ground rent at £0 per annum is payable.

## Service/Estate Charges and Ground Rent Reviews

- Service charge/Estate Charge Review: Reviewed annually, considering previous and projected expenditure.
- Ground Rent Review: A 'Peppercorn' ground rent will apply.

Information provided in this Price List and Important Information Document is intended as guidance only. It does not constitute or form any part of a contract of sale. Purchasers are asked to verify exact details of their new home with the Sales Consultant and / or their Solicitor.