

SCHEDULE

Article 3

Matters about which information must be given to secure tenants

1. An outline of the effect of the provisions of Part 5 of the Act relating to—
 - (a) the circumstances in which the right to buy can and cannot be exercised;
 - (b) the exceptions to the right to buy set out in Schedule 5 to the Act;
 - (c) the procedure for claiming to exercise the right to buy;
 - (d) the method of calculation of the price payable for the dwelling-house by a tenant exercising the right to buy; and
 - (e) the delay notice procedures for landlords and tenants set out in section 153A and 153B and the landlord's notices to complete under section 140 and 141 of the Act.

- 2.—(1) The fact that initial costs are likely to be incurred by a secure tenant exercising the right to buy.
 - (2) The reference in paragraph (1) to initial costs includes costs in respect of—
 - (a) stamp duty;
 - (b) legal and survey fees;
 - (c) valuation fees and costs associated with taking out a mortgage.

- 3.—(1) The fact that a secure tenant will be likely to have to make regular payments as an owner of a dwelling-house.
 - (2) The reference in paragraph (1) to regular payments includes payments in respect of—
 - (a) any mortgage or charge on the dwelling-house;
 - (b) building insurance, life assurance, and mortgage payment protection insurance;
 - (c) council tax;
 - (d) water, sewerage, gas, electricity, or other utility services.

4. The risk of repossession of the dwelling-house if regular mortgage payments are not made.

5. The fact that in order to keep the property maintained and in good repair an owner of a dwelling-house will be likely to have to incur expenditure which may include payment of service charges (both annual and in respect of major works) where appropriate.