

## Redemption of second charge

**Please complete, sign and return this form with your valuation fee to:**

E mail: [ehst@bromford.co.uk](mailto:ehst@bromford.co.uk)

Existing Homes Sales Team, Bromford, Shannon Way, Ashchurch, Tewkesbury, GL20 8ND

The first stage in the process is to determine the open market value of the property. Under the terms of the second charge, the valuation is to be instructed by ourselves, but you are responsible for the cost of this. The valuation fee is payable in advance and is £200 + VAT.

**Payment should be made to the following account:**

Bank account name: Bromford Housing Association Limited  
Account name: BHA Rent Account  
Account Number: 70207144  
Sort Code: 20-97-86  
Name of Bank: Barclays Bank Plc, Wolverhampton, Queens Square, Wolverhampton  
Our Reference: Equityloan/property address

On receipt of the valuation we will write to you to confirm the amount due and you will then have 3 months from the date of the valuation in which to redeem the charge. A further valuation would be required if the loan is not paid within 3 months.

The amount payable will be based on a current open market valuation of the property. The amount payable will be the greater of the % of the current market value of the property and the amount of the original loan, less the value of any improvements. If you have already paid back a percentage of the equity loan to us a lower amount will be due.

If it is more than 5 years since you entered into the second charge with Bromford Home Ownership Limited and you are paying monthly interest on the balance due, all interest charges due must also be cleared on redemption of the loan.

Interest charges continue to be payable until the date the loan is redeemed.

You will also need to instruct a solicitor to arrange for the legal restriction on the title to be removed at the Land Registry if you intend to redeem the full loan. If you intend to redeem part of the loan you will need to instruct a solicitor to prepare a memorandum for joint signature.



**NOTICE OF INTENTION TO REDEEM SECOND CHARGE WITH BROMFORD HOME OWNERSHIP LIMITED**

I/We serve Notice on Bromford Home Ownership Limited of my/our intention to redeem the second charge on the property.

Your name(s)	
Property address	
Telephone number	
E mail address	
Do you wish to redeem the full % borrowed	Yes/ No
If you wish to pay back a lower amount please state the % you wish to repay (NB This must be not less than 5 or 10% of the open market depending on the conditions stated in the 2 <sup>nd</sup> charge )	%
Please list any improvements you have made to the property which may affect the value	

	<b>Please tick to confirm</b>
The Valuer will determine the open market value. I /We understand that the equity must be redeemed within 3 months of the valuation.	
I am/ We are aware that if I/ we do not pay the loan amount 3 months a further valuation will be required and I/we will be responsible for the costs of a new valuation	
I am aware that any interest due must be paid on completion	

Name	Name
Signed	Signed (Signature of joint owner where the property is in more than 1 name)
Date	Date