

Data						
Address	Market Value	Median Share Interest to Date	Value Sold	Estimated Average Deposit	Assumed Mortgage Value	
29 Scholar's Court	420,000	37.5%	157,500	15,750	141,750	
30 Scholar's Court	410,000	37.5%	153,750	15,375	138,375	
33 Scholar's Court	345,000	37.5%	129,375	12,938	116,438	
34 Scholar's Court	345,000	37.5%	129,375	12,938	116,438	
36 Scholar's Court	410,000	37.5%	153,750	15,375	138,375	
37 Scholar's Court	410,000	37.5%	153,750	15,375	138,375	
39 Scholar's Court	350,000	37.5%	131,250	13,125	118,125	
40 Scholar's Court	345,000	37.5%	129,375	12,938	116,438	
44 Scholar's Court	352,000	37.5%	132,000	13,200	118,800	
45 Scholar's Court	352,000	37.5%	132,000	13,200	118,800	
26 Dobson Way	475,000	37.5%	178,125	17,813	160,313	
28 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
30 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
32 Dobson Way	475,000	37.5%	178,125	17,813	160,313	
34 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
36 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
38 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
40 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
42 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
44 Dobson Way	410,000	37.5%	153,750	15,375	138,375	
23 Drury Avenue	515,000	37.5%	193,125	19,313	173,813	
25 Drury Avenue	515,000	37.5%	193,125	19,313	173,813	
29 Drury Avenue	525,000	37.5%	196,875	19,688	177,188	
31 Drury Avenue	575,000	37.5%	215,625	21,563	194,063	
1 Fowler Avenue	315,000	37.5%	118,125	11,813	106,313	
3 Fowler Avenue	410,000	37.5%	153,750	15,375	138,375	
5 Fowler Avenue	415,000	37.5%	155,625	15,563	140,063	
7 Fowler Avenue	315,000	37.5%	118,125	11,813	106,313	
9 Fowler Avenue	410,000	37.5%	153,750	15,375	138,375	
11 Fowler Avenue	415,000	37.5%	155,625	15,563	140,063	
13 Fowler Avenue	315,000	37.5%	118,125	11,813	106,313	
15 Fowler Avenue	410,000	37.5%	153,750	15,375	138,375	
17 Fowler Avenue	415,000	37.5%	155,625	15,563	140,063	
19 Fowler Avenue	315,000	37.5%	118,125	11,813	106,313	
21 Fowler Avenue	410,000	37.5%	153,750	15,375	138,375	
23 Fowler Avenue	415,000	37.5%	155,625	15,563	140,063	
	14,659,000		5,497,125	549,713	4,947,413	

Estimated Mortgagee Protection Claim								
Interest Period in Days	Interest Rate	Interest Claim Cost	Legal Fees	Valuers and Sales Fees	Mortgage Losses / Negative Equity Impact	Total Estimated Potential Mortgage Protection Claim	Percentage of Cases Estimated to Reach Claim	Perceived Financial Risk to the Council
304	3%	3,542	1,200	5,190	0	9,932	0.71%	71
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	2,909	1,200	4,290	0	8,399	0.71%	60
304	3%	2,909	1,200	4,290	0	8,399	0.71%	60
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	2,952	1,200	4,350	0	8,502	0.71%	60
304	3%	2,909	1,200	4,290	0	8,399	0.71%	60
304	3%	2,968	1,200	4,374	0	8,542	0.71%	61
304	3%	2,968	1,200	4,374	0	8,542	0.71%	61
304	3%	4,006	1,200	5,850	0	11,056	0.71%	78
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	4,006	1,200	5,850	0	11,056	0.71%	78
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	4,343	1,200	6,330	0	11,873	0.71%	84
304	3%	4,343	1,200	6,330	0	11,873	0.71%	84
304	3%	4,427	1,200	6,450	0	12,077	0.71%	86
304	3%	4,849	1,200	7,050	0	13,099	0.71%	93
304	3%	2,656	1,200	3,930	0	7,786	0.71%	55
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,500	1,200	5,130	0	9,830	0.71%	70
304	3%	2,656	1,200	3,930	0	7,786	0.71%	55
304	3%	3,500	1,200	5,130	0	9,830	0.71%	70
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	2,656	1,200	3,930	0	7,786	0.71%	55
304	3%	3,457	1,200	5,070	0	9,727	0.71%	69
304	3%	3,500	1,200	5,130	0	9,830	0.71%	70
			43,200	181,308	0	348,126	0	2,472

Median Share	Based upon the middle value of expressed interest in acquiring shares to date, which range between 25% and 50%
Estimated Average Deposit	Assumes near worst case scenario of the requirement for a 10% deposit against the share being acquired. For the sales that information is currently available for the deposits are between 16.5% and 80% of the value of the share being acquired
Interest Period in Days	Interest can be payable for up to 18 months. The quickest sale and completion is assumed as 2 months, with 10 months being the average of a 2 to 18 month
Interest Rate	Assumes 3% as an average rate available for a fixed rate first time buyer mortgage
Legal Fees	Estimated at £1,000 per sale plus VAT
Valuers and Sales Fees	Independent valuation fee of £120 plus VAT, plus estate agency fees of 1% plus VAT
Mortgage Losses / Negative Equity Impact	Assume no additional loss as generally in a rising property market, with a deposit required by the lender, which could offset any potential negative equity and / or mortgage arrears for up to say 6 months, and the added assumption that some capital repayments will have been made prior to foreclosure.
Percentage of Cases Estimated to Reach Claim	0.71%, based upon incidence of claims at 3 registered providers with a total of 19 known claims in approximately 2,670 units sold.