

## Floating Share of Property Calculator

### Summary of Transactions

What was the original purchase price?	
What was the original mortgage debt?	
What was the original equity?	£0
What is the current market value of the property or the agreed sale price?	
What is the current mortgage debt for all registered loans as at today's date?	
What is the equity?	£0
<b><i>How much did you pay toward original equity?</i></b>	<b>£0</b>
Party 1	£0
Party 2	£0
<b><i>How much did you pay toward the incidental costs of purchasing the property (SDLT, legal fees, etc)?</i></b>	<b>£0</b>
Party 1	£0
Party 2	£0
<b><i>How much did you pay toward mortgage repayments?</i></b>	<b>£0</b>
Party 1	£0
Party 2	£0
<b><i>How did you plan on sharing the Repairs and Improvements to the property?</i></b>	<b>£0</b>
Party 1	£0
Party 2	£0
<b><i>What are the costs of selling or transferring the property (solicitor fees, estate agents, RICS valuation)</i></b>	<b>£0</b>

### Record of Contributions

£

<b>Purchase</b>			
Party 1	Contribution to purchase price and costs	£0	A
Party 2	Contribution to purchase price and costs	£0	B
	Original Mortgage Debt	£0	C
	Gross purchase price	<u>£0</u>	D
<b>Repairs and Improvements</b>			
Party 1	Contributions	£0	E
Party 2	Contributions	£0	F
	Improvement grant(s) and further mortgage advance(s) and loan(s) taken out for improvements	£0	G
	Combined cost of improvements	<u>£0</u>	H
<b>Mortgage Repayments</b>			
Party 1	Contributions	£0	I
Party 2	Contributions	£0	J
	Combined contributions	<u>£0</u>	K
<b>Sale</b>			
	Sale price (or, if one co-owner is selling his/her share in the property to the other, the agreed current market value of the whole property)	£0	L

Mortgage debt redemption and repayment of any improvement grant and loan taken out for improvements		£0	M
Sale or transfer costs:		£0	N
<b>Net proceeds of sale or transfer</b>	$[L - (M + N)]$	£0	O

### Calculation of Shares £

**Stage One:** In which the change in the value of the property is apportioned between the contributions towards the purchase and improvement of the property made by the co-owners individually and by virtue of the mortgage advance(s)

Party 1	$(A + E) / (D + H) \times L$	#DIV/0!	P
Party 2	$(B + F) / (D + H) \times L$	#DIV/0!	Q
Mortgage Debt (s)	$(C + G) / (D + H) \times L$	#DIV/0!	R
Sale Price	$[P + Q + R]$	#DIV/0!	L

**Stage Two:** In which the increase or reduction in the value of the property attributable to the amounts(s) provided by way of the mortgage(s) is apportioned between the co-owners according to their respective contribution towards repayment of the mortgage(s)

R - M		#DIV/0!	S
Party 1	$(I / K) \times S$	#DIV/0!	T
Party 2	$(J / K) \times S$	#DIV/0!	U

**Stage Three:** In which the co-owner's entitlements from stages one and two are added together

Party 1	$P + T$	#DIV/0!	V
Party 2	$Q + U$	#DIV/0!	W
Net proceeds of sale + sale costs	$[O + N]$	£0	X

**Stage Four:** In which the sale costs are apportioned between the co-owners in accordance with their entitlements in stage three

Party 1	$V / (X \times N)$	#DIV/0!	Y
Party 2	$W / (X \times N)$	#DIV/0!	Z
Sale costs		£0	N

**Stage Five:** In which the co-owner's shares of the net proceeds of sale are ascertained

Party 1	$V - Y$	#DIV/0!	
Party 2	$W - Z$	#DIV/0!	
<b>Net proceeds of sale or transfer</b>		£0	O