

The Financial Implications of Buying 15 Ravens Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GX

Set out below are worked examples of the financial implications of buying the above property. Created on 16/10/2020.

Note: These worked examples are for guidance only. Please discuss your individual circumstances and financial commitments with your solicitor, other legal or financial adviser.

This illustration is not a forecast and, like any other investment, the value of properties in the village could go down as well as up.

EXAMPLE 1: TYPICAL ANNUAL COSTS

This first example deals with the potential annual costs of buying a retirement property. **It excludes:**

- The cost of any **mortgage** you may have, and;
- The **personal monthly bills** for which you would be liable, such as council tax, electricity, gas, water, telephone rates and charges, (if applicable), contents insurance, television licence, broadband / satellite / cable subscriptions and any other bills.

The costs shown are based upon the purchase cost and service charge costs for single or double occupancy of a 2 bedroom First Floor Apartment, address 15 Ravens Court, Castle Village, Berkhamsted, Hertfordshire, HP4 2GX, purchased for **£395,000 (Three Hundred and Ninety-Five Thousand Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: Apr 2020 to Mar 2021 and annually thereafter.

Costs	Calculation Method	Annual Cost
Service Charge * Total (double occupancy) additional cost per annum if applicable	Monthly £450 Monthly £16.67	£5,406.00 £200.00
Ground Rent Currently £300.00 per annum, doubling every 20 years from the start of the lease	Monthly £25.00	£300
	Monthly £492.17	£5,906.00

*The service charge is reviewed every year in consultation with residents.

EXAMPLE 2: A SALE (Otherwise known as assignment) of your property

This second example deals with some of the one-off costs if you were to sell (otherwise known as to “assign”) your property. **It excludes:**

- Any outstanding **ground rent** or **service charge** that you owe;
- Any **mortgage costs**, including the cost of paying off (sometimes referred to as redeeming) your mortgage;
- The costs of any **solicitor**, conveyancer or legal adviser you appoint to deal with the sale/assignment;
- Any **estate agents fees**; (1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent)
- Any **tax** which you may have to pay, including stamp duty;
- Any **costs of moving**;
- The **cost of ensuring the property is in good decorative order prior to the resale.**

The assignment fee, which is payable to the landlord, RV PROPERTY HOLDINGS LTD, provides a return on the original investment in developing the communal facilities in the Village. It does not contribute towards the costs of any services that are provided or to a sinking fund and accordingly is not held in trust for residents

If you purchase the property for £395,000 and in the future sell/assign it for the sale prices below, examples of the corresponding assignment fees incurred on the sale/assignment of the property are indicated underneath the sale prices:-

The proportion of the sales price payable changes: it is 2.5% for a sale in the first year, 5% for a sale in the second year, and 10% for all sales after the second year.

FEE	Calculation Method	Cost
EXAMPLE A: If you sell the property after 6 years and the property has <u>not changed</u> in value		
Sale Price		£395,000
The Assignment Fee if paid on sale	10% of the sale price	£39,500 Payable when you sell OR

FEE	Calculation Method	Cost
EXAMPLE B: If you sell the property after 6 years and the property has increased in value by 3% per annum.		
Sale Price		£471,651
The Assignment Fee if paid on sale	10% of the sale price	£47,165 Payable when you sell OR

FEE	Calculation Method	Cost
EXAMPLE C: If you sell the property after 6 years and the property has decreased in value by 3% per annum.		
Sale Price		£329,024
The Assignment Fee if paid on sale	10% of the sale price	£32,902 Payable when you sell OR

FEE	Calculation Method	Cost
EXAMPLE D: If you sell the property within 2 years and the property has increased in value by 3% per annum.		
Sale Price		£419,056
The Assignment Fee if paid on sale	5% of the sale price	£20,953 Payable when you sell OR

FEE	Calculation Method	Cost
EXAMPLE E: If you sell the property within 2 years and the property has decreased in value by 3% per annum.		
Sale Price		£371,656
The Assignment Fee if paid on sale	5% of the sale price	£18,583 Payable when you sell OR

FEE	Calculation Method	Cost
EXAMPLE F: If you sell the property within 1 year and the property has increased in value by 3% per annum.		
Sale Price		£406,850
The Assignment Fee if paid on sale	2.5% of the sale price	£10,171 Payable when you sell OR

FEE	Calculation Method	Cost
EXAMPLE G: If you sell the property within 1 year and the property has decreased in value by 3% per annum.		
Sale Price		£383,150
The Assignment Fee if paid on sale	2.5% of the sale price	£9,579 Payable when you sell OR