

| KEY FACTS SALES   | <b>New Build, 53 The Martingale, Lime Tree Village, Rugby, Warwickshire, CV22 7SA</b> |   | <b>Created 23/10/2020</b>  |
|---|---|---|--|
| <b>Property Details</b>   | Retirement Community Operator   | Retirement Villages Group Ltd with subsidiary companies Lime Tree Village (Landlord) and Lime Tree Village Management Ltd (Management company).   |  |
|   | Description of unit (type and beds)   | 2 Bedroom Cottage   | Brochure, price list   |
|   | Status of unit  | New property  | Brochure, property details   |
|   | Occupancy   | one or two persons  | Lease  |
|   | Tenure  | Leasehold - 125 year lease  | Lease  |
|   | Subletting  | Not permitted under terms of lease  | Lease  |
|   | Domiciliary Care Provider   | Provided by an external provider price on application   |  |
| <b>Cost of moving into property</b>                             | Asking Price  | £338,500  | Price list, website  |
|   | Other costs to move in  | Your legal costs and disbursements for acting on the purchase of the lease  |  |
|   | Parking & Garage arrangements   | Car parking is available on a 'first come, first served' basis in Lime Tree Village for pre-owned properties - Subject to availability and allocated on a 20 year lease for the new builds in Polo Field. Garages - Subject to availability - Lease fee for one garage is currently 12,000 with 6,000 refunded when the garage is surrendered plus a ground rent of 25 per annum. | FAQs, lease  |
|   | Removal Costs   | Your removal expenses   |  |
|   | Stamp duty  | Stamp duty costs  | <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> |
|   | Healthcare assessment   | No charge by Lime Tree Village Ltd (If GP report required buyers would meet cost)   |  |
| <b>Ongoing charges while living in the Retirement Community</b> | Service charge from Oct 2020 to Sep 2021  | Service Charge: £4,428.55 pa for single occupancy and additional £300pa for double occupancy  | FAQ's  |
|   | Maintenance reserve fund (sinking fund)   | Included in the service charge. £235,980.00 balance at end last financial year.   |  |
|   | Overnight on call support charge  | Included in the service charge  |  |
|   | Ground rent   | Currently £300 per annum. Ground rents are subject to 20-year reviews. Please ask for details.  | Lease, FAQ's   |
| <b>Care Costs</b>   | Provided by an external provider  | Price on application  |  |
| <b>Insurance arrangements</b>                                   | Responsibility of Landlord  | Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge  | FAQ's & Contract pack sent to your solicitor                                       |
|   | Responsibility of Tenant  | Home contents Insurance   |  |
| <b>Ongoing fees residents will have to pay in addition</b>      | Utility Bills   | Gas, Electricity, Water, Telephone  | Buyer introduction pack  |
|   | Council tax   | Band TBA - £N/A pa  | Rugby Borough Council.   |
|   | TV licence  | Additional cost unless exempt   |  |
|   | Internet provider   | Free Choice   |  |
|   | Satellite/Cable TV  | Free Choice   |  |
| <b>Charges when leaving or selling the property</b>             | Assignment fee  | 2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when re-sold.   | Lease, FAQ's, price list   |
|   | Estate Agent's commission   | 1.5% plus vat when Lime Tree Village Ltd undertake sales and marketing or sellers choice of agent   |  |
|   | Legal fees  | On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees  |  |
|   | Removal expenses  | Buyer/seller responsible for own removal costs  |  |
|   | Dilapidations   | The cost of your putting the property back in good order internally in accordance with the terms of the Lease   | Lease  |
| <b>Restriction on selling the property</b>                      |   | Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager   | Lease  |