

| KEY FACTS SALES   | 2 Lavender Mews, Charters Village, East Grinstead, West Sussex, RH19 2GY |  | Created 18/1/2021  |
|---|--|--|--|
| <b>Property Details</b>   | Retirement Community Operator  | Retirement Villages Group Ltd with subsidiary companies Charters Village (Landlord) and Charters Village Management Ltd (Management company).            |  |
|   | Description of unit (type and beds)                                      | 1 Bedroom Retirement Bungalow  | Brochure, price list   |
|   | Status of unit   | Pre-owned property   | Brochure, property details   |
|   | Occupancy  | one or two persons   | Lease  |
|   | Tenure   | Leasehold - 125 year lease from 1st Apr 2013 (118 years remaining)   | 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   | £350,000   | Price list, website  |
|   | Other costs to move in   | Your legal costs and disbursements for acting on the purchase of the lease   |  |
|   | Parking & Garage arrangements  | A 20 year lease must be purchased for a single payment of 2,000 for one parking space; this will expire if you leave the village or cease to have a car. | 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 Charters Village Ltd (If GP report required buyers would meet cost)   |  |
| <b>Ongoing charges while living in the Retirement Community</b> | Service charge from Jan 2021 to Dec 2021                                 | Service Charge: £8,230.00 pa for single occupancy, additional £300 pa for double occupancy   | FAQ's  |
|   | Maintenance reserve fund (sinking fund)                                  | Included in the service charge. £110,682.00 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  | Electricity, gas, water, phone,IT  | Buyer introduction pack  |
|   | Council tax  | Band D - £2,033.61 pa  | Tandridge District 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 the property is re-sold.  | Lease, FAQ's, price list   |
|   | Estate Agent's commission  | 1.5% plus vat when Charters 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  |