

The Financial Implications of Buying Plot 23, Flat 10 Bridle House, Gradwell Park, South Chailey, BN8 4FP

Set out below are worked examples of the financial implications of buying the above property. Created on 28/1/2021.

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 Assignment Fee costs for single or double occupancy of a 2 bedroom First Floor Apartment, address Plot 23, Flat 10 Bridle House, Gradwell Park, South Chailey, BN8 4FP, purchased for **£485,000 (Four Hundred and Eighty Five Thousand Pounds)**.

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

Costs	Calculation Method	Annual Cost
Management Fee *	Monthly £687.50	£8,250.00
Ground Rent	Monthly £0.00	£0
	Monthly £687.50	£8,250.00

*The Management Fee 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 **Management Fee** 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 **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, Gradwell Village 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 £485,000 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 5% for a sale in the first year, 10% for a sale in the second year, and 15% 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 not changed in value.				
Sale Price			£485,000	
The Assignment Fee if paid on sale	15.0%	of the sale price	£72,750	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			£579,115	
The Assignment Fee if paid on sale	15.0%	of the sale price	£86,867	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			£403,991	
The Assignment Fee if paid on sale	15.0%	of the sale price	£60,599	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			£514,537	
The Assignment Fee if paid on sale	10.0%	of the sale price	£51,454	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			£456,337	
The Assignment Fee if paid on sale	10.0%	of the sale price	£45,634	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			£499,550	
The Assignment Fee if paid on sale	5.0%	of the sale price	£24,978	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			£470,450	
The Assignment Fee if paid on sale	5.0%	of the sale price	£23,523	Payable when you sell