

The Financial Implications of Buying 3 St Anthony House, Roseland Parc, Truro, Cornwall, TR2 5NH

Set out below are worked examples of the financial implications of buying the above property. Created on 23/5/2022.

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 Apartment, address 3 St Anthony House, Roseland Parc, Truro, Cornwall, TR2 5NH, purchased for **£220,000 (Two Hundred and Twenty Thousand Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: Apr 2022 to Mar 2023 and annually thereafter.

Costs	Calculation Method	Annual Cost
Service Charge *	Monthly £515.42	£6,185.00
Total (double occupancy) additional cost per annum if applicable	Monthly £50.00	£600.00
Ground Rent	Peppercorn	Peppercorn
	Monthly £565.42	£6,785.00

*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% plus vat when Roseland 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, Roseland 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 £220,000 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
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EXAMPLE A: If you sell the property after 6 years and the property has <u>not</u> changed in value		
FEE	Calculation Method	Cost
Sale Price		£220,000
The Assignment Fee if paid on sale	10% of the sale price	£22,000 Payable when you sell

EXAMPLE B: If you sell the property after 6 years and the property has increased in value by 3% per annum.		
FEE	Calculation Method	Cost
Sale Price		£262,692
The Assignment Fee if paid on sale	10% of the sale price	£26,269 Payable when you sell

EXAMPLE C: If you sell the property after 6 years and the property has decreased in value by 3% per annum.		
FEE	Calculation Method	Cost
Sale Price		£183,254
The Assignment Fee if paid on sale	10% of the sale price	£18,325 Payable when you sell

EXAMPLE D: If you sell the property within 2 years and the property has increased in value by 3% per annum.		
FEE	Calculation Method	Cost
Sale Price		£233,398
The Assignment Fee if paid on sale	5% of the sale price	£11,670 Payable when you sell

EXAMPLE E: If you sell the property within 2 years and the property has decreased in value by 3% per annum.		
FEE	Calculation Method	Cost
Sale Price		£206,998
The Assignment Fee if paid on sale	5% of the sale price	£10,350 Payable when you sell

EXAMPLE F: If you sell the property within 1 year and the property has increased in value by 3% per annum.		
FEE	Calculation Method	Cost
Sale Price		£226,600
The Assignment Fee if paid on sale	2.5% of the sale price	£5,665 Payable when you sell

EXAMPLE G: If you sell the property within 1 year and the property has decreased in value by 3% per annum.		
FEE	Calculation Method	Cost
Sale Price		£213,400
The Assignment Fee if paid on sale	2.5% of the sale price	£5,335 Payable when you sell