

| KEY FACTS SALES   | 13 Nare House, Roseland Parc, Tregony, Cornwall, TR2 5NH |   | Created 14/5/2020   |
|---|--|---|---|
| <b>Property Details</b>   | Retirement Community Operator                            | Retirement Villages Group Ltd with subsidiary companies Roseland Parc (Landlord) and Roseland Management Ltd (Management company).      |   |
|   | Description of unit (type and beds)                      | 2 Bedroom Ground Floor Apartment  | 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 Jan 2006 (111 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   | £185,000  | Price list, website   |
|   | Other costs to move in                                   | Your legal costs and disbursements for acting on the purchase of the lease  |   |
|   | Parking & Garage arrangements                            | Car parking is available on a 'first come, first served' basis. No garages available at this site.                                      | 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 Roseland Ltd (If GP report required buyers would meet cost)  |   |
| <b>Ongoing charges while living in the Retirement Community</b> | Service charge from Apr 2020 to Mar 2021                 | Service Charge: £5,581.00 pa for single occupancy, additional £300 for double occupancy   | FAQ's   |
|   | <b>Fully Serviced Charge</b>                             | £16,240 per annum for single occupancy<br>£21,653 per annum for double occupancy  | <b>The Fully service charge can be optional with a variation to the lease. Please ask for details</b> |
|   | Maintenance reserve fund (sinking fund)                  | Included in the service charge. £77,540.00 balance at end last financial year.  |   |
|   | Overnight on call support charge                         | Included in the service charge  |   |
|   | Ground rent  | Currently £10 per annum - fixed for the duration of the lease   | 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, water, phone, IT   | Buyer introduction pack   |
|   | Council tax  | Band C - £1,690.69 pa   | Cornwall 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   | 5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when re-sold or 12.5% payable if pre-paid on purchase.         | Lease, FAQ's, price list  |
|   | Estate Agent's commission                                | Inclusive if using Roseland Ltd property re-sale service  |   |
|   | 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 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager | Lease   |