

The Financial Implications of Buying 8 Badgers Walk, Cedars Village, Rickmansworth, Hertfordshire, WD3 5GA

Set out below are worked examples of the financial implications of buying the above property. Created on 6/1/2025.

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 management fee costs for single or double occupancy of a 2 bedroom Bungalow, address 8 Badgers Walk, Cedars Village, Rickmansworth, Hertfordshire, WD3 5GA, purchased for **£545,000 (Five Hundred and Forty-Five Thousand Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: January 2025 to December 2025 and annually thereafter.

Costs	Single Occupancy		Double Occupancy	
	Monthly	Annual	Monthly	Annual
Management Fee Increasing each year in line with (CPIH).	£722.72	£8,672.68	£722.72	£8,672.68
Ground Rent Fixed for the duration of the lease	£0.00	£0.00	£0.00	£0.00
Total	£722.72	£8,672.68	£722.72	£8,672.68

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 **estate agents fees**; (1.5% when Cedars Village Management Limited 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, Cedars Village Management Limited, 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 £545,000 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: 4% for a sale in the first year, 8% for a sale in the second year, and 12% for a sale in the third year, 16% for a sale in the fourth year and 20% thereafter of the sales price when the property is re-sold.

FEE	Calculation Method	Cost
EXAMPLE A: If you sell the property after 4 years and the property has <u>not changed</u> in value		
Sale Price		£545,000
The Assignment Fee if paid on sale	20% of the sale price	£109,000 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE B: If you sell the property after 4 years and the property has increased in value by 3% per annum.		
Sale Price		£631,804
The Assignment Fee if paid on sale	20% of the sale price	£126,361 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE C: If you sell the property after 4 years and the property has decreased in value by 3% per annum.		
Sale Price		£468,010
The Assignment Fee if paid on sale	20% of the sale price	£93,602 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE D: If you sell the property between 3 & 4 years and the property has increased in value by 3% per annum.		
Sale Price		£613,402
The Assignment Fee if paid on sale	16% of the sale price	£98,144 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE E: If you sell the property between 3 & 4 years and the property has decreased in value by 3% per annum.		
Sale Price		£482,485
The Assignment Fee if paid on sale	16% of the sale price	£77,198 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE F: If you sell the property between 2 & 3 years and the property has increased in value by 3% per annum.		
Sale Price		£595,536
The Assignment Fee if paid on sale	12% of the sale price	£71,464 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE G: If you sell the property between 2 & 3 years and the property has decreased in value by 3% per annum.		
Sale Price		£497,407
The Assignment Fee if paid on sale	12% of the sale price	£59,689 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE H: If you sell the property between 1 & 2 years and the property has increased in value by 3% per annum.		
Sale Price		£578,190
The Assignment Fee if paid on sale	8% of the sale price	£46,255 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE I: If you sell the property between 1 & 2 years and the property has decreased in value by 3% per annum.		
Sale Price		£512,790
The Assignment Fee if paid on sale	8% of the sale price	£41,023 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE J: If you sell the property within 1 year and the property has increased in value by 3% per annum.		
Sale Price		£561,350
The Assignment Fee if paid on sale	4% of the sale price	£22,454 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE K: If you sell the property within 1 year and the property has decreased in value by 3% per annum.		
Sale Price		£528,650
The Assignment Fee if paid on sale	4% of the sale price	£21,146 Payable when you sell