

The Financial Implications of Buying 4 Fonteyn House, Charters Village Drive, East Grinstead, West Sussex, RH19 2GY

Set out below are worked examples of the financial implications of buying the above property. Created on 17/3/2025.

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 service charge costs for single or double occupancy of a 2 bedroom Apartment, address 4 Fonteyn House, Charters Village Drive, East Grinstead, West Sussex, RH19 2GY, purchased for **£495,000 (Four Hundred and Ninety-Five Thousand Pounds)**.

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

| Costs | Single Occupancy | | Double Occupancy | |
|------------------------------------------------------------------------------|------------------|-------------------|------------------|-------------------|
| | Monthly | Annual | Monthly | Annual |
| Service Charge Reviewed every year in consultation with residents. | £1,081.67 | £12,980.00 | £1,106.67 | £13,280.00 |
| Ground Rent Doubles every 20 years from the start of the lease | £25.00 | £300.00 | £25.00 | £300.00 |
| Total | £1,106.67 | £13,280.00 | £1,131.67 | £13,580.00 |

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**; (1.25% plus vat when Charters Village 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, Charters Village 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 £495,000 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: 2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold.

| FEE | Calculation Method | Cost |
|-----------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------|
| EXAMPLE A: If you sell the property after 6 years and the property has <u>not changed</u> in value | | |
| Sale Price | | £495,000 |
| The Assignment Fee if paid on sale | 10% of the sale price | £49,500 Payable when you sell |

| 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 | | £591,056 |
| The Assignment Fee if paid on sale | 10% of the sale price | £59,106 Payable when you sell |

| 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 | | £412,321 |
| The Assignment Fee if paid on sale | 10% of the sale price | £41,232 Payable when you sell |

| 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 | | £525,146 |
| The Assignment Fee if paid on sale | 5% of the sale price | £26,257 Payable when you sell |

| 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 | | £465,746 |
| The Assignment Fee if paid on sale | 5% of the sale price | £23,287 Payable when you sell |

| 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 | | £509,850 |
| The Assignment Fee if paid on sale | 2.5% of the sale price | £12,746 Payable when you sell |

| 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 | | £480,150 |
| The Assignment Fee if paid on sale | 2.5% of the sale price | £12,004 Payable when you sell |