

## The Financial Implications of Buying 1 Cowdray Close, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7ZX

Set out below are worked examples of the financial implications of buying the above property. Created on 29/07/2025.

**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 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 Cottage, 1 Cowdray Close, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7ZX, purchased for **£349,950.00 Three Hundred and Forty Nine Thousand Nine Hundred and Fifty Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: October 2024 to September 2025 and annually thereafter.

| Costs   | Single Occupancy |                  | Double Occupancy |                  |
|---|------------------|------------------|------------------|------------------|
|   | Monthly          | Annual           | Monthly          | Annual           |
| <b>Service Charge</b><br>Reviewed every year in consultation with residents   | £582.17          | £6,986.00        | £25.00           | £300.00          |
| <b>Ground Rent</b><br>Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease). | £0.00            | £0.00            | £0.00            | £0.00            |
| <b>Total</b>  | <b>£582.17</b>   | <b>£6,986.00</b> | <b>£607.17</b>   | <b>£7,286.00</b> |

### 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 advisor you appoint to deal with the sale/assignment;
- Any **estate agent fees**; (1.5% when Lime Tree 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, Lime Tree 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 its residents.***

If you purchase the property for **£349,950.00** 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% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when re-sold.**

|  |                    |                   |             |                       |
|--|--------------------|-------------------|-------------|-----------------------|
| Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £417,858.60 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £41,785.86  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example B: If you sell the property After 6 years and the property has decreased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £291,498.55 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £29,149.86  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example C: If you sell the property After 4 years and the property has increased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £393,871.81 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £39,387.18  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example D: If you sell the property After 4 years and the property has decreased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £309,808.22 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £30,980.82  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example E: If you sell the property After 3 years and the property has increased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £382,399.81 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £38,239.98  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example F: If you sell the property After 3 years and the property has decreased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £319,389.92 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £31,938.99  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example G: If you sell the property After 2 years and the property has increased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £371,261.96 |                       |
| The Assignment Fee if paid on sale   | 10.0%              | of the sale price | £37,126.20  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example H: If you sell the property After 2 years and the property has decreased in value by 3.0% per annum. |                    |                   |             |                       |
| Sale Price   |                    |                   | £329,267.96 |                       |
| The Assignment Fee if paid on sale   | 5.0%               | of the sale price | £16,463.40  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example I: If you sell the property After 1 year and the property has increased in value by 3.0% per annum.  |                    |                   |             |                       |
| Sale Price   |                    |                   | £360,448.50 |                       |
| The Assignment Fee if paid on sale   | 5.0%               | of the sale price | £18,022.43  | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example J: If you sell the property After 1 year and the property has decreased in value by 3.0% per annum.  |                    |                   |             |                       |
| Sale Price   |                    |                   | £339,451.50 |                       |
| The Assignment Fee if paid on sale   | 2.5%               | of the sale price | £8,486.29   | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |
| Example K: If you sell the property within 1 year and the property has not changed in value.                 |                    |                   |             |                       |
| Sale Price   |                    |                   | £349,950.00 |                       |
| The Assignment Fee if paid on sale   | 2.5%               | of the sale price | £8,748.75   | Payable when you sell |
| Fee  | Calculation Method |                   | Cost        |                       |