

## **The Financial Implications of Buying 10 Sorrel House, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7SH**

Set out below are worked examples of the financial implications of buying the above property. Created on 27/08/2025.

**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 Apartment, 10 Sorrel House, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7SH, purchased for **£189,000.00 One Hundred and Eighty Nine Thousand 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). | £20.83           | £250.00          | £20.83           | £250.00          |
| <b>Total</b>                                                                                                                            | <b>£603.00</b>   | <b>£7,236.00</b> | <b>£628.00</b>   | <b>£7,536.00</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**; (Inclusive if using Lime Tree Village Ltd re-sales service)
- 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 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 its residents.***

If you purchase the property for **£189,000.00** 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                                                                                                   |                    |                   | £225,675.88 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £22,567.59  | 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                                                                                                   |                    |                   | £157,431.71 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £15,743.17  | 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                                                                                                   |                    |                   | £212,721.17 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £21,272.12  | 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                                                                                                   |                    |                   | £167,320.34 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £16,732.03  | 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                                                                                                   |                    |                   | £206,525.40 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £20,652.54  | 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                                                                                                   |                    |                   | £172,495.20 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £17,249.52  | 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                                                                                                   |                    |                   | £200,510.10 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £20,051.01  | 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                                                                                                   |                    |                   | £177,830.10 |                       |
| The Assignment Fee if paid on sale                                                                           | 5.0%               | of the sale price | £8,891.51   | 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                                                                                                   |                    |                   | £194,670.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 5.0%               | of the sale price | £9,733.50   | 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                                                                                                   |                    |                   | £183,330.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 2.5%               | of the sale price | £4,583.25   | 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                                                                                                   |                    |                   | £189,000.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 2.5%               | of the sale price | £4,725.00   | Payable when you sell |
| Fee                                                                                                          | Calculation Method |                   | Cost        |                       |