

## **The Financial Implications of Buying 3 Finch Green, Cedars Village, Chorleywood, Rickmansworth, Hertfordshire, WD3 5GE**

Set out below are worked examples of the financial implications of buying the above property. Created on 21/05/2025.

**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 Management Fee costs for single or double occupancy of a 2 bedroom Bungalow, 3 Finch Green, Cedars Village, Chorleywood, Rickmansworth, Hertfordshire, WD3 5GE, purchased for **£460,000.00 Four Hundred and Sixty 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.

<b>Costs (for both single and double occupancy)</b>	<b>Monthly</b>	<b>Annual</b>
<b>Management Fee</b> Increasing each year in line with CPIH	£722.72	£8,672.68
<b>Ground Rent</b> Not applicable	N/A	N/A
<b>Total</b>	<b>£722.72</b>	<b>£8,672.68</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 **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 advisor you appoint to deal with the sale/assignment;
- Any **estate agent fees**; (1.5% when RV Property Holdings 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, RV Property Holdings 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 **£460,000.00** 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 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 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			£549,264.06	
The Assignment Fee if paid on sale	20.0%	of the sale price	£109,852.81	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			£383,167.12	
The Assignment Fee if paid on sale	20.0%	of the sale price	£76,633.42	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			£517,734.05	
The Assignment Fee if paid on sale	20.0%	of the sale price	£103,546.81	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			£407,234.69	
The Assignment Fee if paid on sale	16.0%	of the sale price	£65,157.55	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			£502,654.42	
The Assignment Fee if paid on sale	16.0%	of the sale price	£80,424.71	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			£419,829.58	
The Assignment Fee if paid on sale	12.0%	of the sale price	£50,379.55	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			£488,014.00	
The Assignment Fee if paid on sale	12.0%	of the sale price	£58,561.68	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			£432,814.00	
The Assignment Fee if paid on sale	8.0%	of the sale price	£34,625.12	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			£473,800.00	
The Assignment Fee if paid on sale	8.0%	of the sale price	£37,904.00	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			£446,200.00	
The Assignment Fee if paid on sale	4.0%	of the sale price	£17,848.00	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			£460,000.00	
The Assignment Fee if paid on sale	4.0%	of the sale price	£18,400.00	Payable when you sell
Fee	Calculation Method		Cost	