<u>The Financial Implications of Buying 3 The Cedars, Cedars Village, Chorleywood, Rickmansworth, Hertfordshire, WD3 5GL</u>

Set out below are worked examples of the financial implications of buying the above property. Created on 02/07/2026.

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.

<u>EXAMPLE 1: TYPICAL ANNUAL COSTS</u>

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, 3 The Cedars, Cedars Village, Chorleywood, Rickmansworth, Hertfordshire, WD3 5GL, purchased for **£360,000.00 Three Hundred and Sixty Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: October 2026 to September 2027 and annually thereafter.

Costs	**Single Occupancy**		**Double Occupancy**	
	Monthly	**Annual**	**Monthly**	**Annual**
Service Charge Reviewed every year in consultation with residents	£969.00	£11,627.34	£25.00	£300.00
Ground Rent Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£21.00	£250.00	£21.00	£250.00
Total	**£990.00**	**£11,877.34**	**£1,015.00**	**£12,177.34**

<u>EXAMPLE 2: A SALE (Otherwise known as assignment) of your property</u>

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 RV Property Holdings 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, RV Property Holdings 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 **£360,000.00** 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 10% Fixed Fee, does not change over time.

Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.				
Sale Price			£429,858.83	
The Assignment Fee if paid on sale	10.0%	of the sale price	£42,985.88	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			£299,869.92	
The Assignment Fee if paid on sale	10.0%	of the sale price	£29,986.99	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			£405,183.17	
The Assignment Fee if paid on sale	10.0%	of the sale price	£40,518.32	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			£318,705.41	
The Assignment Fee if paid on sale	10.0%	of the sale price	£31,870.54	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			£393,381.72	
The Assignment Fee if paid on sale	10.0%	of the sale price	£39,338.17	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			£328,562.28	
The Assignment Fee if paid on sale	10.0%	of the sale price	£32,856.23	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example G: If you sell the property within 2 years and the property has increased in value by 3.0% per annum.				
Sale Price			£381,924.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£38,192.40	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example H: If you sell the property within 2 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£338,724.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£33,872.40	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example I: If you sell the property within 1 year and the property has increased in value by 3.0% per annum.				
Sale Price			£370,800.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£37,080.00	Payable when you sell
Fee	**Calculation Method**		**Cost**	
Example J: If you sell the property within 1 year and the property has decreased in value by 3.0% per annum.				
Sale Price			£349,200.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£34,920.00	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			£360,000.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£36,000.00	Payable when you sell
Fee	**Calculation Method**		**Cost**	