The Financial Implications of Buying 4 Clarke Place, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8TH under the Guaranteed Repayment Lease

Set out below are worked examples of the financial implications of buying the above property. Created on 20/10/2026.

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.

EXAMPLE 1: INDEX-LINKED 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, contents insurance, television licence, cable subscriptions and any other bills.

The costs shown are based upon the management fee for single or double occupancy of a 2 bedroom Apartment, address 4 Clarke Place, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8TH, purchased for **£285,000.00 Two Hundred and Eighty Five Thousand Pounds**. These charges are subsidised by the landlord, Elmbridge Village Ltd.

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

Costs (for both single and double occupancy)	**Monthly**	**Annual**
Management Fee Reviewed every year and increased in line with Consumer Price Index with Housing (CPIH) every January, using October indexation figure starting January 2026. Payable from completion until 2 months following the Notice to Vacate.	£649.00	£7,790.00
Total	**£649.00**	**£7,790.00**

EXAMPLE 2: FIXED SALE COSTS

All properties sold under a Guaranteed Repayment Lease cannot be sold on the open market and must instead be sold through the Landlord. If the property has not been sold within six months, it may then be placed on the open market.

Scenarios A to C in the second table below set out the one-off fees payable to the landlord on returning the property at the end of your period of ownership. **The illustrations exclude:**

- Any outstanding **management fee or other arrears** that you owe;
- Any **mortgage costs**, including the cost of paying off (sometimes referred to as redeeming) your mortgage;
- Any **tax** which you may have to pay, including stamp duty;
- Any **costs of moving**

Any **capital appreciation** (or depreciation) of the property is retained by the landlord, Elmbridge Village Ltd. Irrespective on any increase or decrease in value, the landlord covers the other costs involved in selling the property, which include;

- Management fees, from 2 months after service of the Notice to Vacate
- Sales agency fees
- Legal fees
- Refurbishment costs

A Deferred Management Fee (called an 'Event Fee' in the lease) is payable on resale to the landlord, Elmbridge Village Ltd. The Fee is calculated based on the length of ownership. The Deferred Management Fee provides a return on the original investment in the communal facilities and enables Thrive by Retirement Living to subsidise the Management Fee.

There is no requirement for you to instruct a solicitor or sales agent to sell the property as the repayment amount is guaranteed.

If you purchase the property for £285,000.00 and in the future surrender the property to the landlord, Elmbridge Village Ltd, examples A to C show the Deferred Management Fee payable and the Guaranteed Repayment that will be returned once the landlord has resold the property.

The proportion of the sales price payable changes:

Example A: If you vacate the property within the First Year	**Calculation Method**	**Cost**
Sale Price		£285,000.00
Deferred Management Fee paid on sale	8.0% of the sale price	£22,800.00
GUARANTEED REPAYMENT AMOUNT (payable upon resale)		**£262,200.00**

Example B: If you vacate the property within the Second Year	**Calculation Method**	**Cost**
Sale Price		£285,000.00
Deferred Management Fee paid on sale	16.0% of the sale price	£45,600.00
GUARANTEED REPAYMENT AMOUNT (payable upon resale)		**£239,400.00**

Example C: If you vacate the property from the Third Year	**Calculation Method**	**Cost**
Sale Price		£285,000.00
Deferred Management Fee paid on sale	24.0% of the sale price	£68,400.00
GUARANTEED REPAYMENT AMOUNT (payable upon resale)		**£216,600.00**