

## **The Financial Implications of Buying 4 Ravens Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GX**

Set out below are worked examples of the financial implications of buying the above property. Created on 04/02/2026.

**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: 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 Apartment, 4 Ravens Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GX, purchased for **£575,000.00 Five Hundred and Seventy Five Thousand Pounds**.

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

| <b>Costs (for both single and double occupancy)</b>             | <b>Monthly</b> | <b>Annual</b>    |
|-----------------------------------------------------------------|----------------|------------------|
| <b>Management Fee</b><br>Increasing each year in line with CPIH | £740.40        | £8,884.81        |
| <b>Ground Rent</b><br>Not applicable                            | N/A            | N/A              |
| <b>Total</b>                                                    | <b>£740.40</b> | <b>£8,884.81</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 Ltd 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 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 **£575,000.00** 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 the property is 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                                                                                                   |                    |                   | £686,580.07 |                       |
| The Assignment Fee if paid on sale                                                                           | 20.0%              | of the sale price | £137,316.01 | 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                                                                                                   |                    |                   | £478,958.90 |                       |
| The Assignment Fee if paid on sale                                                                           | 20.0%              | of the sale price | £95,791.78  | 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                                                                                                   |                    |                   | £647,167.57 |                       |
| The Assignment Fee if paid on sale                                                                           | 20.0%              | of the sale price | £129,433.51 | 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                                                                                                   |                    |                   | £509,043.37 |                       |
| The Assignment Fee if paid on sale                                                                           | 16.0%              | of the sale price | £81,446.94  | 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                                                                                                   |                    |                   | £628,318.03 |                       |
| The Assignment Fee if paid on sale                                                                           | 16.0%              | of the sale price | £100,530.88 | 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                                                                                                   |                    |                   | £524,786.98 |                       |
| The Assignment Fee if paid on sale                                                                           | 12.0%              | of the sale price | £62,974.44  | 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                                                                                                   |                    |                   | £610,017.50 |                       |
| The Assignment Fee if paid on sale                                                                           | 12.0%              | of the sale price | £73,202.10  | 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                                                                                                   |                    |                   | £541,017.50 |                       |
| The Assignment Fee if paid on sale                                                                           | 8.0%               | of the sale price | £43,281.40  | 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                                                                                                   |                    |                   | £592,250.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 8.0%               | of the sale price | £47,380.00  | 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                                                                                                   |                    |                   | £557,750.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 4.0%               | of the sale price | £22,310.00  | 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                                                                                                   |                    |                   | £575,000.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 4.0%               | of the sale price | £23,000.00  | Payable when you sell |
| Fee                                                                                                          | Calculation Method |                   | Cost        |                       |