

The Financial Implications of Buying 39 Polo Drive, Lime Tree Village, Rugby, Warwickshire, CV22 7YW

Set out below are worked examples of the financial implications of buying the above property. Created on 24/1/2025.

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 potential 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 Cottage, address 39 Polo Drive, Lime Tree Village, Rugby, Warwickshire, CV22 7YW, purchased for **£449,950 (Four Hundred and Forty-Nine Thousand, Nine Hundred and Fifty Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: Oct 2024 to Sep 2025 and annually thereafter.

Costs	Single Occupancy		Double Occupancy	
	Monthly	Annual	Monthly	Annual
Service Charge Reviewed every year in consultation with residents.	£582.17	£6,986.00	£607.17	£7,286.00
Ground Rent Doubles every 20 years from the start of the lease	£25.00	£300.00	£25.00	£300.00
Total	£607.17	£7,286.00	£632.17	£7,586.00

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 adviser you appoint to deal with the sale/assignment;
- Any **estate agents fees**; (Inclusive if using Lime Tree Village (Management) Limited 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 (Management) 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 residents

If you purchase the property for £449,950 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: 2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold.

FEE	Calculation Method	Cost
EXAMPLE A: If you sell the property after 6 years and the property has <u>not changed</u> in value		
Sale Price		£449,950
The Assignment Fee if paid on sale	10% of the sale price	£44,995 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE B: If you sell the property after 6 years and the property has increased in value by 3% per annum.		
Sale Price		£537,264
The Assignment Fee if paid on sale	10% of the sale price	£53,726 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE C: If you sell the property after 6 years and the property has decreased in value by 3% per annum.		
Sale Price		£374,796
The Assignment Fee if paid on sale	10% of the sale price	£37,480 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE D: If you sell the property within 2 years and the property has increased in value by 3% per annum.		
Sale Price		£477,352
The Assignment Fee if paid on sale	5% of the sale price	£23,868 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE E: If you sell the property within 2 years and the property has decreased in value by 3% per annum.		
Sale Price		£423,358
The Assignment Fee if paid on sale	5% of the sale price	£21,168 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE F: If you sell the property within 1 year and the property has increased in value by 3% per annum.		
Sale Price		£463,448
The Assignment Fee if paid on sale	2.5% of the sale price	£11,586 Payable when you sell

FEE	Calculation Method	Cost
EXAMPLE G: If you sell the property within 1 year and the property has decreased in value by 3% per annum.		
Sale Price		£436,452
The Assignment Fee if paid on sale	2.5% of the sale price	£10,911 Payable when you sell