

| KEY FACTS SALES  | Cedars Village   Key Facts The Lodge (Cedars) |  | Created 06/04/2025   |
|--|---|--|--|
| Property Details   | Retirement Community Operator                 | Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Cedars Management Ltd (Management company).   |  |
|  | Description of unit (type and beds)           | 1 Bedroom Cottage  | Brochure, price list   |
|  | Status of unit                                | Pre-Owned property   | Brochure, property details   |
|  | Occupancy                                     | 1 Person/s   | Lease  |
|  | Tenure  | Leasehold  | Lease  |
|  | Subletting                                    | Not permitted under terms of lease   | Lease  |
|  | Domiciliary Care Provider                     | Provided by an external provider price on application  |  |
| Cost of moving into property                             | Asking Price                                  | £520,000   | Price list, website  |
|  | Other costs to move in                        | Your legal costs and disbursements for acting on the purchase of the lease   |  |
|  | Removal Costs                                 | Your removal expenses  |  |
|  | Parking & Garage arrangements                 | Car parking spaces are not allocated and are available within the Village on a "first come, first served" basis. There are a number of garages and carports available to rent. The rental charge is £60 per calendar month and are offered on a "first come, first served" basis.            |  |
|  | Stamp duty                                    | Stamp duty costs   | <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> |
|  | Healthcare assessment                         | No charge by (If GP report required buyers would meet cost)  |  |
| Ongoing charges while living in the Retirement Community | Management Fee from October to                | Management Fee: £8,672.68 pa for single or double occupancy.   | FAQ's  |
|  | Maintenance reserve fund (sinking fund)       | Not Applicable   |  |
|  | Overnight on call support charge              | Included in the Management Fee   |  |
|  | Ground rent                                   | Not Applicable   | Lease, FAQ's   |
| Care Costs   | Provided by an external provider              | Price on application   |  |
| Insurance arrangements                                   | Responsibility of Landlord                    | Buildings, Public Liability and Employers Liability insurance - Costs included in the Management Fee   | FAQ's & Contract pack sent to your solicitor                                       |
|  | Responsibility of Tenant                      | Home contents Insurance  |  |
| Ongoing fees residents will have to pay in addition      | Utility Bills                                 | Electricity, gas, water, phone and IT  | Buyer introduction pack  |
|  | Council tax                                   | Band F - £3345.48 pa   |  |
|  | TV licence                                    | Additional cost unless exempt  |  |
|  | Internet provider                             | Virgin Media   |  |
|  | Satellite/Cable TV                            | Virgin Media   |  |
| Charges when leaving the property                        | Assignment Fee                                | Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 20% of the re-sale price of the property when it is re-sold. Please ask the Village Manager for more details and a copy of the financial implications. | Lease, FAQ's, price list   |
|  | Estate Agent's commission                     | 1.5%   |  |
|  | Legal fees                                    | On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees   |  |
|  | Removal expenses                              | Buyer/seller responsible for own removal costs   |  |
|  | Management Fee                                | Management Fees remain payable until a property is resold  |  |
|  | Dilapidations                                 | The cost of your putting the property back in good order internally in accordance with the terms of the Lease  | Lease  |
| Restriction on renting the property                      |   | Residents must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager   | Lease  |