

The Financial Implications of Buying 17 The Priory, Priory Road, Newton Abbot, Devon TQ12 5PP

Set out below are worked examples of the financial implications of buying the above property. Created on 31st January 2019

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, 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, address 17 The Priory, purchased for **£275,000 (two hundred and seventy five thousand pounds)**

As a leasehold owner, you will be responsible for the following costs, which are applicable from: 1st May 2018 to 30th April 2019 and annually thereafter.

Costs	Calculation Method	Annual Cost
Service Charge *	Monthly £514.90	£6,178.83
Peppercorn Ground Rent if demanded		
	Monthly £514.90	£6,178.83

*The service charge is reviewed every year in consultation with residents.

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; 2% no vat when RV Services 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, The Priory 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 **£275,000** 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 does not change over time: it is 1.5% whenever a property is sold. It is also 1.5% if the fee is pre-paid on purchase.

Fee	Calculation Method	Cost
Example A: If you sell the property after 6 years and the property has <u>not</u> changed in value.		
Sale Price		£275,000
The Assignment Fee if paid on sale	1.5% of the sale price	£4,125 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Payable when you purchase
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		£328,364
The Assignment Fee if paid on sale	1.5% of the sale price	£4,925 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Payable when you purchase
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		£229,067
The Assignment Fee if paid on sale	1.5% of the sale price	£3,436 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Payable when you purchase
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		£291,748
The Assignment Fee if paid on sale	1.5% of the sale price	£4,376 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Net payment
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		£258,748
The Assignment Fee if paid on sale	1.5% of the sale price	£3,881 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Net payment
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		£283,250
The Assignment Fee if paid on sale	1.5% of the sale price	£4,249 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Net payment
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		£266,750
The Assignment Fee if paid on sale	1.5% of the sale price	£4,001 Payable when you sell OR
The Assignment Fee if pre-paid	1.5% of the purchase price	£4,125 Net payment