

COMMUNITY FEE DISCLOSURE

Our community fees take care of the day-to-day and long-term management, staffing and maintenance of the village. This ongoing investment in preserving the high standards at Wadswick Green also means that homes have the potential to increase in value in line with the general housing market.

The community fee is payable in two parts - regular monthly amounts and some is deferred to when your Rangeford home is re-sold or the lease is assigned. You can choose from options 1, 2 and 3 when you resell the apartment or assign the lease, or option 4, the upfront community fee, which is payable at legal completion.

The deferred community fee is calculated on the purchase price paid by the first occupier, inflating this annually by the Retail Price Index (RPI) (the 'Indexed Value') and multiplying this figure by the chosen option's annual percentage increase, up to the capped percentage.

The table below shows an example of the fees payable to Rangeford RAP Ltd. The deferred community fee example is based on a specific apartment, the number of years of ownership and an assumption of the future annual RPI inflation rates. The monthly community fee example is based on either single or double resident occupancy. *Please review alongside the community fee options explanation in the All You Need To Know and Key Facts brochures.*

Apartment Type	1 Ash Lane Two Bed	Occupancy	Double
Purchase Price	£500,000		

ORIGINAL PURCHASE PRICE		RPI	Option 1		Option 2		Option 3		Option 4	
£500,000		3%	Deferred Community Fee		Deferred Community Fee		Deferred Community Fee		Upfront Community Fee	
Number of Years after Purchase	Value at Resale*	Growth*	%	Payable	%	Payable	%	Payable	%	Payable
Legal Completion	£500,000	£0							12%	£60,000
1	£515,000	£15,000	2%	£10,300	4%	£20,600	4%	£20,600		
3	£546,364	£46,364	6%	£32,782	12%	£65,564	12%	£65,564		
5	£579,637	£79,637	10%	£57,964	20%	£115,927	20%	£115,927		
7	£614,937	£114,937	14%	£86,091	24%	£147,585	28%	£172,182		
10	£671,958	£171,958	15%	£100,794	24%	£161,270	30%	£201,587		
15	£778,984	£278,984	15%	£116,848	24%	£186,956	30%	£233,695		
Monthly Community Fee		current rates - subject to annual RPI increase		100% £810.10		50% £405.05		25% £202.53		100% £810.10

**Indexed value at resale. Assumes RPI increases by 3% per annum (indicative only)
Average RPI March 2006 to March 2022 3.2% (source:ONS)*

[insert name]

date

Sales Advisor

date