

Key facts sheet

Ellerslie

Property Information

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|----------------------|---------------------------------------|
| Name of operator | Audley Ellerslie Management Ltd |
| Name of development | Audley Ellerslie |
| Address | Abbey Road, Great Malvern WR14 3HL |
| Tel. No. | 01684 567 625 |
| Property types | 1, 2 and 3 bedroom |
| Tenure | Leasehold - 250 years from 24/02/2017 |
| Eligibility criteria | Age from 60 |

Purchase Costs

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|------------------|----------------------------------------------------------------------------------------------------------------|
| Property | as per price list |
| Deposit | £5,000 on reservation (new sales and resales), 10% of purchase price payable on exchange of contracts |
| Solicitor's fees | as per your choice of solicitor |
| Stamp Duty | exempt on the first £125,000 - 2% on the next £125,000 - 5% on the next £675,000 - 10% on the next £575,000 |
| Upgrade costs | as per your choice of upgrade on your property, for new sale only |

References: Price list as of March 2020 – Stamp duty, government website (based on sole property ownership)

Ongoing Costs Payable to Audley

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|----------------|--------------------------------------------------------------------------------------------|
| Management fee | The Audley Your Choice Scheme - Option 1: £839.96 per month Option 2: £446.08 per month |
| Ground rent | £500.00 per annum, reviewed every 10 years |
| Parking fee | £279.99 per annum |

References: "Our Costs Explained" Document – Prices as of March 2020

Insurance Arrangements

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|-----------------------|---------------------------------------------------------------------------------|
| Audley responsibility | Buildings insurance, Public Liability insurance, Employers' Liability insurance |
| Owner responsibility | Home contents insurance |

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Additional Costs

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|--------------------|------------------------------------------------------------------------------------------------------------------------|
| Council tax | To be advised by local authority |
| Contents insurance | Cost dependent on property |
| Telephone | Customer to decide on provider |
| Broadband | Customer to decide on provider |
| Digital TV | Customer to decide on provider |
| TV Licence | See www.tvlicensing.co.uk . Free on application if you are aged 75 and over |
| Utilities | Cost dependent on usage |

Audley Care Ltd Costs

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|---------------------------------------|-----------------------------------------------------------|
| Escort service | £6.00 |
| Welfare visit | £13.75 |
| Homecare 30 mins | £16.40 |
| Homecare 45 mins | £18.60 |
| Homecare 1 hour+ | £23.40 |
| 24 hour personal care | £23.40 per hour |
| Housekeeping 1 hour minimum | £16.40 |
| Sleep nights* 10pm - 7am | £150.00 |
| Live in care* 24 hours up to 7 nights | Prices start from £1,600 per week depending on care needs |

Emergency support is covered by the monthly management fee. More fees applicable. Additional charges apply for care services provided at night, at weekends and on bank holidays. References: Audley Care Price list - Prices as of April 2020

Costs Upon Leaving

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|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sales admin fee | 1% of the greater of the final achieved sale price or open market value (VAT applicable). |
| Sales agency fee | Additional 2% if we are the marketing agent (VAT applicable). |
| Deferred man. charge (The Audley Your Choice Scheme) | OPTION 1: 1% of the greater of the premium, increasing every year by 1% up to a maximum of 15 years (15%) - payable on change of occupier. OPTION 2: 2% of the greater of the premium, increasing every year by 2% up to a maximum of 15 years (30%) - payable on change of occupier. |
| Outstanding charges | Any arrears on your account will be taken from the final achieved sale price. This could include the cost of redecorating the property if this has not been done recently (as required by the lease). Note that all charges remain payable until the property is sold. |
| Restriction on selling | Audley has a right of pre-emption. Incoming owners must be over 60. |

References: "Our Costs Explained" Document