

# RANGEFORD VILLAGES

WADSWICK GREEN  
CORSHAM

## EVENT FEE DISCLOSURE

- The Event Fee is a deferred charge payable to Rangeford RAP Ltd upon completion of the apartment resale.
- The Event Fee is calculated as 0.5% of the resale price achieved multiplied by the number of years or part-years of ownership, with a cap at 10%.
- This means that the Event Fee will accumulate for a maximum of 20 years. Thereafter, if the apartment remains in the same ownership, no further Event Fee will accrue.
- 100% of the receipts from the Event Fee go into a Contingency Fund to cover the costs of major repairs at Wadswick Green. This arrangement means that the annual service charges are much lower than they would be if the costs of major works had to be recovered instead from the service charge.
- In addition to the Event Fee, a Resale Administration Fee is also payable to Rangeford RAP Ltd. This covers the provision of estate agency services to vendors. This fee is fixed at 3%, plus vat, of the resale price achieved.

### Example

<b>Building name:</b>	<b>The Pavilion</b>	<b>Original purchase price:</b>	<b>£269,000</b>
<b>Apartment style:</b>	<b>The Rodmarton</b>	<b>Number of bedrooms:</b>	<b>1</b>
<b>Apartment number:</b>	<b>7</b>	<b>Floor level:</b>	<b>First Floor</b>

Number of years after Purchase	EVENT FEE %	Estimated amount of event fee based on apartment resale price		
		plus 5%*	0%*	minus 5%*
Up to 1 year	0.50%	£1,412	£1,345	£1,278
3 years	1.50%	£4,671	£4,035	£3,460
6 years	3%	£10,815	£8,070	£5,932
10 years	5%	£21,909	£13,450	£8,053
Maximum of 20 years	10%	£71,374	£26,900	£9,643

Number of years after Purchase	RESALE ADMIN FEE % including 20% VAT	Estimated amount of resale admin fee based on apartment resale price		
		plus 5%*	0%*	minus 5%*
Up to 1 year	3.6%	£10,168	£9,684	£9,200
3 years	3.6%	£11,210	£9,684	£8,303
6 years	3.6%	£12,977	£9,684	£7,119
10 years	3.6%	£15,774	£9,684	£5,798
Maximum of 20 years	3.6%	£25,695	£9,684	£3,472

Number of years after Purchase	EVENT FEE & RESALE ADMIN FEE	Estimated amount of combined event fee & resale admin fee based on apartment resale price		
		plus 5%*	0%*	minus 5%*
Up to 1 year	4.1%	£11,580	£11,029	£10,478
3 years	5.1%	£15,881	£13,719	£11,762
6 years	6.6%	£23,792	£17,754	£13,051
10 years	8.6%	£37,683	£23,134	£13,851
Maximum of 20 years	13.6%	£97,068	£36,584	£13,115

\*Rates of property price inflation are indicative only. Property prices may go up or down and vary from property to property.