



Our Deferred Management Charge

As well as the monthly management fee, a deferred management charge is payable from the sale of your home or change of occupier. This, together with the monthly management fee, ensures that everyone who lives in an Audley village can do so knowing there will always be sufficient funds to carry out any works, maintain the continued high standard of the village and ensure that each property has the ability to increase its value within the housing market.

Following many years of experience, we consider that the Audley lease and the deferred management charge is the most cost effective and efficient method to cover expenditure and, over a long term, this may work out at lower cumulative costs than some people may pay for upkeep and major works on their own family home.

How much will you pay?

You don't pay anything until you sell or let your property; you contribute a percentage of the greater of the achieved market price or agreed valuation of the property per year or part-year of occupation before receiving the proceeds.

We understand that everyone's financial situation and preferences are different. In many villages the *Audley Your Choice Scheme* has been introduced to give you two choices of how much you pay and when. Please note that this is not available at all villages.

Option 1: Monthly fee of £821.88 for the year ending 01 March 2020 and deferred management charge of 1% per year

Option 2: Monthly fee of £436.00 for the year ending 01 March 2020 and deferred management charge of 2% per year

The table below shows what the total payment would be if you sold at any given time.

Year	House Value	Forecast House Value increase	Option 1	Forecast Fee £	Option 2	Forecast Fee £
Year 1	£400,000		1%	£4,000	2%	£8,000
Year 2	£412,000	£12,000	2%	£8,240	4%	£16,480
Year 3	£424,360	£12,360	3%	£12,731	6%	£25,462
Year 4	£437,091	£12,731	4%	£17,484	8%	£34,967
Year 5	£450,204	£13,113	5%	£22,510	10%	£45,020
Year 10	£521,909	£15,201	10%	£52,191	20%	£104,382
Year 15	£605,036	£17,622	15%	£90,755	30%	£181,511

In the above example, the deferred management charge after year 1 equates to 1% or 2% (depending on the option taken) of the greater of the achieved market price or agreed valuation of the property, to increase each year or part of a year since the date of the previous event. Please refer to your lease for further details or speak to your sales advisor. The above table and example are based on properties for sale at Audley Ellerslie. The table assumes that house prices increase by 3% per annum.

Audley Villages

E info@audleygroup.com

W www.audleyvillages.co.uk

Audley Court Ltd, 65 High Street, Egham, TW20 9EY

Registered in England No. 5160167