

SUMMARY OF KEY TERMS

Village: _____

Accommodation Type: _____

Correct as at ___/___/___

| KEY TERMS | DETAILS FOR RESIDENT/UNIT |
|---|--|
| Fees payable by resident | |
| Maximum Deferred Management Fee (DMF) (or equivalent fees) payable by resident for unit | Maximum total as a percentage of capital sum: _____ % Method of calculation: On entry _____ % Per annum: Year 1 _____ % Year 2 _____ % Year 3 _____ % Year 4 _____ % Year 5 _____ % |
| Weekly fees payable by resident • How much? • Can these be increased by the operator? • If yes, how often? | \$ _____ per week for a _____ \$ _____ per week for a _____ \$ _____ per week for a _____ <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Annually <input type="checkbox"/> Any time <input type="checkbox"/> Other -specify |
| Are there any other regular fees payable by the resident to the operator and can these be increased? [For example, service fees.] | |
| Does the resident contribute to long term maintenance through a contribution to a specific village sinking or maintenance account? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Fees payable on termination (excluding DMF) [For example, admin, marketing fees.] | |
| Capital gains/losses | |
| Does the resident share in any capital gain on the sale of the unit? • If yes, what share? [Specify] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is the resident exposed to any capital loss on the sale of the unit? • If yes, what is the exposure? [Specify] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Leaving the unit | |
| Once the resident has left their unit when do they stop paying weekly fees? | <input type="checkbox"/> On leaving the unit <input type="checkbox"/> Other – specify |

| KEY TERMS | DETAILS FOR RESIDENT/UNIT |
|---|---|
| When does the resident or their estate receive the capital refund (Less DMF and other fees/ charges)? | <input type="checkbox"/> When the unit is re-licensed <input type="checkbox"/> At the end of the cooling-off period <input type="checkbox"/> Some other formula |
| Do you offer any compensation if a unit is not resold within a specific period? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| When leaving the unit is the resident required to contribute to the refurbishment of the unit, and if so, what amount or formula will be used ? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Transferring between units within the village* | |
| Does the resident have priority over non-residents to transfer to another unit at the village? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| For the resident's new unit, is there a credit for any DMF (or equivalent fees) paid by the resident for their earlier unit(s) at the village? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Current aged care options at the village | |
| Is there an aged care facility currently available at the village? If so how many rooms are currently available in each care category? | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Rest home <input type="checkbox"/> Hospital <input type="checkbox"/> Dementia care <input type="checkbox"/> Other – specify |
| Does your facility currently contain any standard aged care rooms, i.e. where there is no requirement to pay premium room charges or purchase an ORA?" | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Does the resident have priority over non-residents to transfer to the care options outlined above? | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |

This Summary is a general statement of the key terms of the offer at

For full details refer to the disclosure statement and occupation right agreement for this Village.

* Different terms [may] apply if the resident leaves the unit due to a damage or destruction event or if the operator has terminated the resident's occupancy.