

Terms and Conditions

Offers available at Summerset down the Lane

- Moving Made Easy Package for villas and townhouses
- \$15,000 settlement incentive cash back (Settlement Incentive) for villas and townhouses
- Flexible Pricing for selected villas and townhouses

Moving Made Easy Package

- The Moving Made Easy Package is made up of the following offers: Complimentary Moving Package, Weekly Fee Waiver and Help with Legal Fees (as set out below).

Complimentary Moving Package

1. A third-party complimentary moving package provided by Smart Express Limited and paid for by Summerset is available if:
 - o you sign a sales application between 1 July 2025 and 31 July 2025 for any villa or townhouse at Summerset down the Lane and settlement is completed on or before 31 October 2025.

Table 1: Villages

Village	Dates	Product	Moving Package (See Table 2)
Summerset down the Lane	1 July 2025 and 31 July 2025	Villa or Townhouse	Moving Package 2 or Moving Package 3

2. The type of moving package paid for by Summerset is based on the Summerset Village home that you have purchased. This is set out in Table 1.
3. The moving package inclusions are set out in Table 2 and are based on residents moving from within the same region as the Summerset Village they are moving into. Further charges will be incurred if you are moving to a Summerset Village from outside of that region.
4. The moving package only applies to your move from your current residence to your new Summerset home documented on a valid sales application.
5. A full list of the services available will be discussed and agreed at the initial consultation with your Summerset Moving Consultant, including any services to be provided by Smart Express Limited (Summerset's preferred supplier).
6. Any services provided to you by a third-party supplier (including Smart Express Limited) will be on the terms of engagement between you and that supplier. For the avoidance of doubt, Summerset is not liable for any actions or omissions of any third-party supplier (including Smart Express Limited or its subcontractors).
7. If your moving requirements require additional hours and/or packing materials which are over the allocated hours and packing materials provided in your moving package, then

Smart Express will provide a quote for the additional services and/or materials. The additional fees will be at your cost.

8. This offer is non-transferable and is not redeemable for cash.

Table 2: Moving Packages

	Homes	Hours of load and unload	Hours of declutter	Hours of packing and unpacking	Hours of exit cleaning	Packing materials (* see Table 3)
Moving Package 1	1 Bedroom home	5.5	3	6	7	Option 1
Moving Package 2	2 Bedroom home	5.5	3	8	7	Option 2
Moving Package 3	3 Bedroom home	5.5	3	10	7	Option 3

Table 3: Packing options

Packing Option	Small boxes	Large boxes	Newsprint	Vivid marker	Rolls of tape	Portarobe	Mattress bags
Option 1	25	10	10	1	1	1	1
Option 2	35	15	10kg	1	1	1	1
Option 3	40	20	20kg	1	2	1	2

Weekly Fee Waiver

9. A Weekly Fee waiver is available if:
 - o you sign a sales application between 1 July 2025 and 31 July 2025 for any villa or townhouse at Summerset down the Lane and settlement is completed on or before 31 October 2025.
10. Your Weekly Fee will be waived for the first six (6) months following settlement of your home (**Waiver Period**), or any shorter period determined under clauses 12 or 13 below.
11. If you transfer to a different unit in a Summerset Village within the Waiver Period, the waiver in clause 10 will apply to the new unit for the duration of the Waiver Period. However, if you are joint residents and only one of you transfers to the new unit (or if you each transfer to a different unit), only one unit (at your election) will have the benefit of the waiver provided for at clause 10.
12. The waiver in clause 10 above will cease immediately if either of the following events occur:

- a) if you are the sole resident in your unit and require rest home level care or any higher level of care; or
 - b) if you are joint residents and either resident requires rest home level care or any higher level of care and remains living in the unit.
13. If the Weekly Fee reduces or ceases to be payable during the Waiver Period (for example because you leave the Village or transfer to a different unit where the Weekly Fee is less than your current Weekly Fee), you will not receive any credit or payment
14. For the avoidance of doubt, your Weekly Fee remains subject to annual increase both during the Waiver Period and after the Waiver Period ends. Upon expiry of the Waiver Period you will be responsible for paying the Weekly Fee at the then current rate.
15. This offer is non-transferable and is not redeemable for cash.

Help with Legal Fees

16. Summerset will pay you a \$2,000 contribution towards your legal costs as a one-off cash back on the 27th of the month following settlement if:
- o you sign a sales application between 1 July 2025 and 31 July 2025 for any villa or townhouse at Summerset down the Lane and settlement is completed on or before 31 October 2025; and
 - o you have confirmed your bank account details by one of the following methods:
 - a bank deposit slip;
 - a copy of your bank statement; or
 - a screenshot of your internet banking showing your bank logo, account name and account number.

\$15,000 Settlement Incentive cash back

17. Summerset will pay you a \$15,000 Settlement Incentive as a one-off cash back on the 27th of the month following settlement if:
- o you sign a sales application between 1 July 2025 and 31 July 2025 for any villa or townhouse at Summerset down the Lane and settlement is completed on or before 31 October 2025; and
 - o you have confirmed your bank account details by one of the following methods:
 - a bank deposit slip;
 - a copy of your bank statement; or
 - a screenshot of your internet banking showing your bank logo, account name and account number.

Flexible Pricing

18. If you enter into a sales application to purchase a Villa or Townhouse at Summerset down the Lane with a reduced entry price, you will have a bespoke deferred management fee. A breakdown of the bespoke agreement will be set out in both your sales application and occupation right agreement.

General Terms and Conditions

19. If you cancel your Occupation Right Agreement under Summerset's "90-day money-back guarantee", you agree that Summerset will:
- o to the extent that Summerset have already waived your Weekly Fee for any period following the settlement of Your Home, invoice you for the amounts that were waived, you agree to pay those amounts to Summerset or, alternatively, we may deduct them from your Repayment Sum (at our discretion); and
 - o to the extent the amount Summerset has been invoiced by Smart Express Limited or any other third-party supplier moving costs paid for by Summerset, you agree to reimburse those amounts to Summerset or, alternatively we may deduct them from your Repayment Sum (at our discretion)
 - o to the extent that Summerset has paid you a cash back, you agree to pay those amounts to Summerset or, alternatively, we may deduct them from your Repayment Sum (at our discretion)
20. Summerset has the right to cancel or vary this incentive at any point prior to you signing a sales application.
21. The above offers are not available for existing Summerset residents.