

Offers available at Summerset St Johns

- Moving Made Easy Package for an Independent Apartment in blocks Rangitoto or Waiheke
- Flexible Pricing for an Independent Apartment in blocks Rangitoto or Waiheke

Move Made Easy Package

- The Moving Made Easy Package is made up of the following offers: six month Move in Early a Complimentary Moving Package and a two-year Weekly Fee Waiver as set out below:

Six Month Move in Early

1. A Six-Month Move in Early is available if:
 - you sign a sales application between 1 September 2024 and 13 December 2024 for an Independent Apartment in blocks Rangitoto or Waiheke at Summerset St Johns (each a “home”); and
 - you complete a six-month MIE application with a deposit that is at least 25% of the licence payment of your chosen Summerset home; and
 - your application for a six-month MIE is approved by Summerset; and
 - you occupy your chosen Summerset home from the earlier of:
 - within one month of approval of the application; or
 - on or before 20 December 2024.
2. If your MIE application is approved based on selling a property, you will list your current property for sale within one month of taking possession of your chosen Summerset home.
3. You agree by taking possession of your chosen Summerset home, your sales application/Occupation Right Agreement signed with Summerset is no longer conditional upon the sale of your current property.
4. You agree that you cannot take possession of your chosen Summerset home until you have done the following:
 - Signed and returned your Occupation Right Agreement to Summerset;
 - Paid the further deposit recorded in this application to Public Trust via your solicitor’s trust account; and
 - Provided Summerset with copies of your Enduring Powers of Attorney for both Property and Personal Care and Welfare.
5. You agree to pay the balance of the Licence Payment on the earlier of:
 - Immediately on the availability of sufficient funds or finance;
 - The date of settlement of the sale of your Current Property; or
 - The date falling six (6) months from taking possession of your chosen Summerset home.
6. You acknowledge that if your Occupation Right Agreement is terminated for any reason (other than under Summerset’s “money back guarantee”) before payment of the balance of the Licence Payment, you will be liable for any accrued Deferred Management Fee and any other amounts payable under the Occupation Right Agreement, in which case:
 - If there is any shortfall between the portion of the Licence Payment paid by you and the amount due to Summerset, you will be invoiced for the shortfall;

- o If the portion of the Licence Payment paid by you is more than the amount due to Summerset, you will receive a refund for the excess.

Complimentary Moving Package

8. 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 September 2024 and 13 December 2024 for an Independent Apartment in blocks Rangitoto or Waiheke at Summerset St Johns (each a “home”) and take possession of your chosen home on or before 20 December 2024

Table 1: Villages

Village	Dates	Product	Moving Package (See Table 2)
Summerset St Johns	Applications between 1 September 2024 and 13 December 2024, with occupation before 20 December 2024	Independent Apartment in blocks Rangitoto or Waiheke	Moving Packages 1, 2, 3 or 4

9. 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
10. The Moving Package inclusions are set out in Table 2 and are based on residents moving from within the same region as the Summerset home they are moving into. Further charges will be incurred if you are moving to a Summerset home from outside of that region
11. The Moving Package only applies to your move from your current residence to your new Summerset home documented on a valid sales application
12. 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)
13. 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)
14. 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. Any additional fees in excess of the Moving Package will be at your cost
15. 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	4	3	5	7	Option 1
Moving Package 2	2 Bedroom home	6	3	7	7	Option 2
Moving Package 3	3 Bedroom home	6	3.5	11	7	Option 3
Moving Package 4	Penthouse	7	5	14	7	Option 4

Table 3: Packing options

Packing Option	Small boxes	Large boxes	Newsprint	Vivid marker	Rolls of tape	Portarobe	Mattress bags
Option 1	30	15	10kg	1	2	1	1
Option 2	40	20	10kg	1	3	1	2
Option 3	50	20	20kg	1	3	2	3
Option 4	60	20	20kg	1	4	3	3

Weekly Fee Waiver

16. A weekly fee waiver is available if:
- o you sign a sales application between 1 September 2024 and 13 December 2024 for an Independent Apartment in blocks Rangitoto or Waiheke at Summerset St Johns (each a “home”); and settlement is completed in accordance with 16 a) or 16) b
 - a) settlement of the licence payment is completed, and you take possession of your home, on or before 20 December 2024; or
 - b) you take possession of your home prior to 20 December 2024 and have paid a 25% deposit of the licence payment before then (provided that full settlement of the licence payment is completed on or before 30 June 2025)
17. Your weekly fee will be waived for the first two (2) years following full payment of licence payment of your home (**Waiver Period**), or any shorter period determined under clauses 18 or 19 below. From taking possession to the start of the Waiver Period you will need to pay your weekly fee

18. If you transfer to a different unit in a Summerset Village before or during the Waiver Period, the waiver in clause 17 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 17
19. The waiver in clause 17 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
20. 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
21. 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
22. This offer is non-transferable and is not redeemable for cash

Flexible Pricing

23. If you enter into a sales application to purchase an Independent Apartment in blocks Rangitoto or Waiheke at Summerset St Johns with a reduced entry price, you will have a bespoke deferred management fee. A breakdown of the bespoke agreement will be set out and provided to you in your sales application and occupation right agreement

General Terms and Conditions

24. If you cancel your Occupation Right Agreement under Summerset's "90-day money back guarantee", you agree to reimburse Summerset for any third party supplier moving costs paid for by Summerset and/or waiver of the Weekly Fee when you leave your Summerset home
25. Summerset has the right to cancel or vary this incentive at any point prior to you signing a sales application
26. The above offers cannot be used with the \$20,000 cash back settlement incentive
27. The above offers apply to new residents only and are not available for existing Summerset residents