

## Offers available at Summerset Falls

- Complimentary Moving Package for Serviced Apartments
- Supported Living Credit for Serviced Apartments
- Flexible Pricing for Serviced Apartments

## 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 April 2025 and 30 June 2025 for any Serviced Apartment at Summerset Falls, that is ready of occupation on or before 30 September 2025 (each a “home”); and
  - o settlement is completed on or before 30 September 2025.

Table 1: Villages

Village	Dates	Product	Moving Package (See Table 2)
Summerset Falls	1 April 2025 and 30 June 2025	Serviced Apartment	Moving Package 1

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

Table 3: Packing options

Packing Option	Small boxes	Large boxes	Newsprint	Vivid marker	Rolls of tape	Portarobe	Mattress bags
Option 1	25	10	10kg	1	1	1	1

## Supported Living Credit

9. Summerset will give you a Supported Living Credit of \$235 each week towards your Services Agreement for the first year following settlement of your home (**Credit Period**), or any shorter period or less amount determined under clause 10 and 12 below if:
  - o you sign a sales application between 1 April 2025 and 30 June 2025 for any Serviced Apartment at Summerset Falls; and
  - o settlement is completed on or before 30 September 2025; and
  - o you enter and keep in place a Services Agreement with Summerset for care and domestic services.
10. In addition to the Supported Living Credit, it has been agreed between you and us that:
  - o you will pay any portion of your Services Agreement fee which is not covered by the Supported Living Credit (including any additional services that you request or require, or any annual increases to the Services Agreement fee); and
  - o you will continue to pay the Services Agreement fee (including any additional services that you request or require, or any annual increases to the Services Agreement fee) applicable under your Services Agreement when the Credit Period ends.
11. You will continue to keep in place a Services Agreement for care and domestic services with Summerset and pay the Services Agreement fee when the Credit Period ends.
12. The Supported Living Credit contributions will cease immediately and will no longer apply in any of the follow events:
  - o If you are the sole resident of the Serviced Apartment and require rest home level care;
  - o If you are joint residents of the Serviced Apartment and you both require rest home level care; or
  - o If your Services Agreement ends or is suspended.

13. You will pay any portion of your Services Agreement fee which is not covered by the Supported Living Credit (including any additional services that you request or require, or any annual increases to the Services Agreement fee or other increases charged in accordance with your Services Agreement)

## Flexible Pricing

14. If you enter into a sales application to purchase a Serviced Apartment at Summerset Falls 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

15. 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 provided you a Supported Living Credit for any period following the settlement of Your Home, invoice you for the amounts that were credited, 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)
16. Summerset has the right to cancel or vary this incentive at any point prior to you signing a sales application.
17. The above offers are not available for existing Summerset residents.