

## Offers available at Summerset Richmond Ranges

- Moving Made Easy Package for selected villas and cottage
- Flexible Pricing for villas and cottage

### 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 October 2024 and 31 December 2024 for any villa or cottage at Summerset Richmond Ranges that is ready for occupation on or before 31 March 2025 (each a “home”); and
  - o settlement is completed on or before 31 March 2025.

Table 1: Villages

Village	Dates	Product	Moving Package (See Table 2)
Summerset Richmond Ranges	1 October 2024 and 31 December 2024	Villa or cottage	Moving Package 1 or Moving Package 2

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	2 Bedroom home	5.5	3	8	7	Option 1
Moving Package 2	3 Bedroom home	5.5	3	9	7	Option 2

Table 3: Packing options

Packing Option	Small boxes	Large boxes	Newsprint	Vivid marker	Rolls of tape	Portarobe	Mattress bags
Option 1	35	15	10kg	1	2	1	2
Option 2	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 October 2024 and 31 December 2024 for any villa or cottage at Summerset Richmond Ranges that is ready for occupation on or before 31 March 2025 (each a "home"); and
  - o settlement is completed on or before 31 March 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 payment on the 27<sup>th</sup> of the month following settlement if:
  - o you sign a sales application between 1 October 2024 and 31 December 2024 for any villa or cottage at Summerset Richmond Ranges that is ready for occupation on or before 31 March 2025 (each a “home”); and
  - o settlement is completed on or before 31 March 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

- 17. If you enter into a sales application to purchase a Villa or Cottage at Summerset Richmond Ranges 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 both your sales application and occupation right agreement.

### General Terms and Conditions

- 18. 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, any cash back payment made to you and/or any waiver of the Weekly Fee when you leave your Summerset home.
- 19. Summerset has the right to cancel or vary this incentive at any point prior to you signing a sales application.
- 20. The above offers are not available for existing Summerset residents.