

Offers available at Summerset Rangiora for selected Villas and Cottages

- \$50,000 Cashback;
- Two Years Weekly Fee Waiver; and
- Complimentary Moving Package

\$50,000 Cashback

1. A Summerset will pay you a \$50,000 settlement incentive cash back (settlement incentive) as a one-off cash payment on the 27th of the month following settlement if:
 - o you are one of the first five persons to sign a sales application between 17 August 2026 and 30 September 2026 for any Villa or Cottage that is ready for occupation on or before 11 December 2026 at Summerset Rangiora (each a “home”); and settlement is completed on or before 31 March 2027; 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

Two Years Weekly Fee Waiver

2. A two-year Weekly Fee waiver is available if
 - o you are one of the first five persons to sign a sales application between 17 August 2026 and 30 September 2026 for any Villa or Cottage that is ready for occupation on or before 11 December 2026 at Summerset Rangiora (each a “home”); and settlement is completed on or before 31 March 2027;
3. Your Weekly Fee will be waived for two (2) years following settlement of Your Home (**Waiver Period**), or any shorter period determined under clauses 4 or 5 below.
4. If you transfer to a different unit in a Summerset Village within the two (2) years following settlement of your home the waiver in clause 2 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 2.
5. The waiver in clause 2 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.
6. 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.

7. 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.

Complimentary Moving Package

8. A complimentary moving package is available if:
 - o you are one of the first five persons to sign a sales application between 17 August 2026 and 30 September 2026 for any Villa or Cottage that is ready for occupation on or before 11 December 2026 at Summerset Rangiora (each a “home”); and settlement is completed on or before 31 March 2027.

Table 1: Villages

Village	Dates	Product	Moving Package (See Table 2)
Summerset Rangiora	17 August 2026 and 30 September	Villas and Cottages	Moving Package 2 or 3

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 a 30km radius from the Summerset Village you are moving into. Further charges will be incurred and payable by you, if your move to a Summerset Village is more than a 30km radius from the Summerset Village you are moving into.
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. The additional fees will be at your cost.

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	10kg	1	1	1	1
Option 2	35	15	10kg	1	1	1	1
Option 3	40	20	20kg	1	2	1	2

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 has paid you a cash back, you agree to pay those amounts to Summerset or, alternatively, we may deduct them from your Repayment Sum (in our discretion)
 - 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 have already waived your Weekly Fee for any period following the settlement of Your Home, Summerset may invoice you for the amounts that were waived, and you agree to pay those amounts to Summerset or, alternatively, we may deduct them from your Repayment Sum (at our discretion)
16. For the avoidance of doubt, if you occupy your home prior to settlement, but fail to settle prior to 31 March 2027, then you agree to reimburse Summerset for the amount Summerset has been invoiced by Smart Express Limited or any other third party supplier for moving costs associated with your move.
17. Summerset has the right to cancel or vary this incentive at any point prior to you signing a sales application.
18. The above offers are non-transferable and is not redeemable for cash.
19. The above offers are not available for existing Summerset residents.