

SUMMARY OF KEY TERMS

Village: _____

Accommodation Type: _____

Correct as at ___/___/___

KEY TERMS	DETAILS FOR RESIDENT/UNIT
Fees payable by resident	
Maximum Deferred Management Fee (DMF) (or equivalent fees) payable by resident for unit	Maximum total as a percentage of capital sum: _____ % Method of calculation: On entry _____ % Per annum: Year 1 _____ % Year 2 _____ % Year 3 _____ % Year 4 _____ % Year 5 _____ %
Weekly fees payable by resident • How much? • Can these be increased by the operator? • If yes, how often?	\$ 142.85 per week for a _____ \$ _____ per week for a _____ \$ _____ per week for a _____ <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Annually <input type="checkbox"/> Any time <input type="checkbox"/> Other -specify
Are there any other regular fees payable by the resident to the operator and can these be increased? [For example, service fees.]	
Does the resident contribute to long term maintenance through a contribution to a specific village sinking or maintenance account?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fees payable on termination (excluding DMF) [For example, admin, marketing fees.]	
Capital gains/losses	
Does the resident share in any capital gain on the sale of the unit? • If yes, what share? [Specify]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the resident exposed to any capital loss on the sale of the unit? • If yes, what is the exposure? [Specify]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Leaving the unit	
Once the resident has left their unit when do they stop paying weekly fees?	<input type="checkbox"/> On leaving the unit <input type="checkbox"/> Other – specify

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When does the resident or their estate receive the capital refund (Less DMF and other fees/charges)?	<input type="checkbox"/> When the unit is re-licensed <input type="checkbox"/> At the end of the cooling-off period <input type="checkbox"/> Some other formula
Do you offer any compensation if a unit is not resold within a specific period?	<input type="checkbox"/> Yes <input type="checkbox"/> No
When leaving the unit is the resident required to contribute to the refurbishment of the unit, and if so, what amount or formula will be used?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Transferring between units within the village*	
Does the resident have priority over non-residents to transfer to another unit at the village?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>Will be subject to availability.</i>
For the resident's new unit, is there a credit for any DMF (or equivalent fees) paid by the resident for their earlier unit(s) at the village?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current aged care options at the village	
Is there an aged care facility currently available at the village?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so how many rooms are currently available in each care category?	<input type="checkbox"/> Rest home <input type="checkbox"/> Hospital <input type="checkbox"/> Dementia care <input checked="" type="checkbox"/> Other – specify
Does your facility currently contain any standard aged care rooms, i.e. where there is no requirement to pay premium room charges or purchase an ORA?"	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the resident have priority over non-residents to transfer to the care options outlined above?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

This Summary is a general statement of the key terms of the offer at

For full details refer to the disclosure statement and occupation right agreement for this Village.

* Different terms [may] apply if the resident leaves the unit due to a damage or destruction event or if the operator has terminated the resident's occupancy.