

KEY FACTS RENTALS		The Wyldewoods NEW Key Facts Rentals 28 Heartwood House May 2024
Property Details	Retirement Community Operator	Retirement Villages Group Ltd and subsidiary companies The Wyldewoods Village Limited (landlord) and The Wyldewoods Village Management Ltd (management company)
	Description of unit (type and beds)	2 Bedroom Apartment
	Status	New property
	Occupancy	one or two persons
	Tenure	Assured Tenancy otherwise known as a Lifetime tenancy.
	Notice to vacate	After a minimum of 6 months, 2 months notice can be served to vacate.
	Subletting	Not permitted under terms of lease
	Domiciliary Care Provider	Provided by an external provider price on application
Cost of moving into property	Lifetime Membership Fee	£2,200 for single occupancy and £3,000 for double occupancy. This covers use of the communal facilities and apartment refurbishment on leaving
	Security Deposit	Not applicable
	First month payment	One month's inclusive charge in advance then monthly by Direct Debit
	Removal Costs	Your removal expenses
	Healthcare assessment	Not required.
Ongoing charges while living in the Retirement Community	Monthly Inclusive Charge	Currently £3870 per calendar month includes Rent, Management Fee and Utilities Fee. Fixed until 31 March 2026
	Emergency Support	Included in the Monthly Inclusive Charge
Care Costs	Provided by an external provider	Price on application
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the inclusive monthly charge
	Responsibility of Tenant	Home contents Insurance
Ongoing fees residents will have to pay in addition	Utility Bills	Included in the Monthly Inclusive Charge
	Council tax	Band TBA - £N/A (average before discounts)
	TV licence	See www.tvlicensing.co.uk. Additional cost unless exempt
	Internet provider	Included in the Monthly Inclusive Charge
	Satellite/Cable TV	Residents Choice
Charges when leaving the property	Removal expenses	Tenant responsible for own removal costs
	Dilapidations	Covered by the Lifetime Membership fee
	Monthly Inclusive Charge	The Monthly Inclusive Charge remains payable during the two-month notice period if a tenant decides to leave or until the property is returned to the landlord in the event of death
Restriction on renting the property		Rental Tenants must be at least 65 years or older as specified in the Tenancy Agreement and subject to an acceptance meeting with the General Manager
Further details are set out in the Rentals FAQs and the Tenancy Agreement		