

| KEY FACTS RENTALS   |                                     | Botanical Place   NEW Key Facts Rentals 3 Tea Tree House January 2025   |
|---|-------------------------------------|---|
| Property Details  | Retirement Community Operator       | Retirement Villages Group Ltd and subsidiary companies Botanical Place Village Limited (landlord) and Botanical Place Village Management Ltd (management company)                               |
|   | Description of unit (type and beds) | 1 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             | The Lifetime Membership Fee is £4,300 for occupancy of a one-bed apartment and £5,400 for a 2 bed apartment. 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 £4105 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 <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> . 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 |                                     |   |