

| KEY FACTS RENTALS                            |                                                                                                                                         | Paramount Place  1 Broadwater House                                                                                                                                                       |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Details                             | Operator                                                                                                                                | Retirement Villages Group Ltd                                                                                                                                                             |
|                                              | Landlord                                                                                                                                | Paramount Place Limited                                                                                                                                                                   |
|                                              | Manager                                                                                                                                 | Paramount Place Management Limited                                                                                                                                                        |
|                                              | Community                                                                                                                               | Converted in 09/07/2026                                                                                                                                                                   |
|                                              | Property Type                                                                                                                           | 1 Bedroom Apartment                                                                                                                                                                       |
|                                              | Property Status                                                                                                                         | New Stock                                                                                                                                                                                 |
|                                              | Occupancy                                                                                                                               | 2                                                                                                                                                                                         |
|                                              | Tenure                                                                                                                                  | Assured Periodic Tenancy                                                                                                                                                                  |
|                                              | Subletting                                                                                                                              | Subletting Not permitted under the Tenancy Agreement                                                                                                                                      |
|                                              | Care arrangements                                                                                                                       | Care is available from external providers                                                                                                                                                 |
| Cost of moving in                            | Secutiry Deposit                                                                                                                        | Not applicable at our Thrive Villages                                                                                                                                                     |
|                                              | Advanced Charges                                                                                                                        | Advance charges One month's Rent in advance then monthly by direct debit.                                                                                                                 |
|                                              | Other Costs                                                                                                                             | Other costs Legal fees and removals charges. A healthcare assessment is not needed.                                                                                                       |
| Ongoing charges payable to the operator      | Monthly Rent                                                                                                                            | Monthly rent £4650 per calendar month. Covers rent and Utilities Fee.                                                                                                                     |
|                                              | Car Parking                                                                                                                             | £989 Per Annum increased annually in line with CPIH                                                                                                                                       |
|                                              | Emergency Response                                                                                                                      | Covered by Village Services                                                                                                                                                               |
| Care Costs                                   | Personal Care                                                                                                                           | Charges are available from external providers                                                                                                                                             |
|                                              | Nursing Care                                                                                                                            | Not provided but may be arranged through GPs and District Nurses                                                                                                                          |
| Ongoing charges payable to third parties     | Utility Bills                                                                                                                           | Included in Utilities Package                                                                                                                                                             |
|                                              | Council tax                                                                                                                             | Band TBA - £TBA pa                                                                                                                                                                        |
|                                              | TV licence                                                                                                                              | Additional cost unless exempt                                                                                                                                                             |
|                                              | Telephone                                                                                                                               | Residents choice by external provider                                                                                                                                                     |
|                                              | Internet/ Broadband                                                                                                                     | Included in Utilities Package                                                                                                                                                             |
|                                              | Digital TV                                                                                                                              | Residents Choice                                                                                                                                                                          |
| Charges when leaving or selling the property | Ongoing charges                                                                                                                         | Ongoing charges The Monthly Rent 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. |
|                                              | Redecoration Costs                                                                                                                      | Cost of any damage not deemed fair wear and tear will be deducted from the Tenancy Deposit on termination of tenancy.                                                                     |
| Insurance                                    | Arranged by the operator                                                                                                                | Building Insurance, Fire Risk Assessments, Public Liability Insurance                                                                                                                     |
|                                              | Arranged by resident                                                                                                                    | Residents are strongly advised to take out Contents Insurance                                                                                                                             |
| Funding of major repairs                     | Funded by the landlord. No additional liability will fall on residents                                                                  |                                                                                                                                                                                           |
| Constraints on letting                       | Residents must be at least years or older as specified in the lease and are subject to an acceptance interview with the Village Manager |                                                                                                                                                                                           |

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| <b>Date</b> | 2026-09-22T23:19:53.568Z |
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**Please note all charges are correct at the date shown but may change annually or at other intervals over the period of residence. Further details on this can be found in the Frequently asked Questions.**

**We strongly encourage you discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.**

**Registered office address: RV Services Ltd, 2nd Floor, 52 Grosvenor Gardens, London, SW1W 0AU. Registered in England**