

| KEY FACTS RENTALS  |  | 19 Wildwood Court, Cedars Village, Chorleywood, Rickmansworth, Hertfordshire, WD3 5GG   | Created 30/04/2025       |
|--|--|---|--------------------------|
| Property Details   | Retirement Community Operator                          | Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Cedars Management Ltd (Management company).  |                          |
|  | Description of unit (type and beds)                    | 2 Bedroom Apartment   |                          |
|  | Status   | Pre-Owned property  |                          |
|  | Occupancy  | 2   | Tenancy Agreement        |
|  | Tenure   | Twelve month Assured Tenancy, extendable for further terms by agreement.  | Tenancy Agreement        |
|  | Subletting   | Not permitted under terms of lease  | Tenancy Agreement        |
|  | Domiciliary Care                                       | Provided by an external provider price on application   |                          |
| Cost of moving into property                             | Security Deposit                                       | One month's inclusive charge held by the DPS (Deposit Protection Scheme)  | Tenancy Agreement        |
|  | First month payment                                    | One month's inclusive charge in advance then monthly by standing order  | Tenancy Agreement        |
|  | Parking & Garage arrangements                          | Car parking spaces are not allocated and are available within the Village on a "first come, first served" basis. There are a number of garages and carports available to rent. The rental charge is £60 per calendar month and are offered on a "first come, first served" basis. | Tenancy Agreement        |
|  | Removal Costs  | Your removal expenses   |                          |
|  | Healthcare assessment                                  | Not required.   |                          |
| Ongoing charges while living in the Retirement Community | Monthly Inclusive Charge (covers all landlord charges) | Currently £2950 per calendar month<br>The monthly inclusive charge is subject to an increase in line with Retail Price Index 'RPI' set in the ninth month.  | FAQ's, Tenancy Agreement |
|  | Overnight on call support charge                       | Included in the inclusive monthly 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  | FAQ's, Tenancy Agreement |
|  | Responsibility of Tenant                               | Home contents Insurance   | Tenancy Agreement        |
| Ongoing fees residents will have to pay in addition      | Utility Bills  | Electricity, gas, water, phone, IT  | FAQ's, Tenancy Agreement |
|  | Council tax  | Band E - £2830.8 (average before discounts)   |                          |
|  | TV licence   | See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> . Additional cost unless exempt  |                          |
|  | Internet provider                                      | Virgin Media  |                          |
|  | Satellite/Cable TV                                     | Virgin Media  |                          |
| Charges when leaving the property                        | Removal expenses                                       | Tenant responsible for own removal costs  |                          |
|  | Dilapidations  | Cost of any damage not deemed fair wear and tear will be deducted from tenancy deposit on termination of tenancy.   | FAQ's, Tenancy Agreement |
|  | RV Property Holdings Limited                           | RV Property Holdings Limited's remain payable during the one-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 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager   | FAQ's Tenancy Agreement  |