

| KEY FACTS RENTALS  |  | 4 Evenlode, Thamesfield Village, 1-37 Wargrave Road, Henley-on-Thames, Oxfordshire, RG9 2LX  | Created 24/04/2025       |
|--|--|--|--------------------------|
| Property Details   | Retirement Community Operator                          | Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Thamesfield Village Management Ltd (Management company).                      |                          |
|  | Description of unit (type and beds)                    | 1 Bedroom Apartment  |                          |
|  | Status   | Pre-Owned property   |                          |
|  | Occupancy  |  | 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 is available on a 'first come, first served' basis. No garages available at this site.   | 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 £4950 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  | phone, IT  | FAQ's, Tenancy Agreement |
|  | Council tax  | Band B - £1847.6 (average before discounts)  |                          |
|  | TV licence   | See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a> . Additional cost unless exempt   |                          |
|  | Internet provider                                      | Free Choice  |                          |
|  | Satellite/Cable TV                                     | Free Choice  |                          |
| 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 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager  | FAQ's Tenancy Agreement  |