

| KEY FACTS SALES                                 |                          | Lime Tree Villages   4 Wolston Court  |
|---|--------------------------|---|
| <b>Property Details</b>                         | Operator                 | Retirement Villages Group Ltd   |
|   | Landlord                 | Lime Tree Village Ltd   |
|   | Manager                  | Lime Tree Village Management Limited  |
|   | Community                | Lime Tree Villages Converted in   |
|   | Property Type            | 2 Bedroom Cottage   |
|   | Property Status          | Pre-Owned   |
|   | Occupancy                | 2   |
|   | Tenure                   | Assured Periodic Tenancy  |
|   | Subletting               | Subletting Not permitted under the Tenancy Agreement  |
|   | Care arrangements :      | Care is available from external providers   |
| <b>Cost of moving in</b>                        | Holding Deposit          | Not applicable  |
|   | Tenancy Deposit          | Tenancy Deposit One month's Rental charge held by the DPS (Deposit Protection Scheme)   |
|   | Advanced Charges         | Advance charges One month's Inclusive charge in advance then monthly by standing order / Direct Debit depending on village.   |
|   | Other Costs              | Other costs Legal fees and removals charges. A healthcare assessment is not needed.   |
| <b>Ongoing charges payable to the operator</b>  | Monthly Inclusive Charge | Monthly Inclusive Charge £2750 per calendar month. Covers rent and service charges / Management Fees.   |
|   | Car Parking              | General parking: Restricted and allocated on a first-come, first-served basis. Polo Field residents: Parking spaces are available, and residents must purchase a licence to park their vehicle. Each property has a designated plot number, with the cost to rent these spaces set at £545.00 per year, subject to annual increases. Visitor spaces: Reserved exclusively for visitors and cannot be used by residents for their own vehicles. Garages: Available for rent, subject to availability, at £930 per year, with an expected annual increase |
|   | Emergency Response       | Covered by Management Fee   |
| <b>Care Costs</b>                               | Personal Care            | Charges are available from external providers   |
|   | Nursing Care             | Not provided but may be arranged through GPs and District Nurses  |
| <b>Ongoing charges payable to third parties</b> | Utility Bills            | Electricity, gas, water, Phone, IT  |
|   | Council tax              | Band D - £2255.9500 pa  |
|   | TV licence               | Additional cost unless exempt   |
|   | Telephone                | Residents choice by external provider   |
|   | Internet/ Broadband      | Free Choice   |
|   | Digital TV               | Free Choice   |

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|---|--|---|
| <b>Charges when leaving or selling the property</b> | Ongoing charges  | Ongoing charges 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. |
|   | Redecoration Costs   | Redecoration costs Cost of any damage not deemed fair wear and tear will be deducted from the Tenancy Deposit on termination of tenancy.  |
| <b>Insurance</b>                                    | Arranged by the operator   | Building Insurance, Fire Risk Assessments, Public Liability Insurance   |
|   | Arranged by resident   | Residents are strongly advised to take out Contents Insurance   |
| <b>Funding of major repairs</b>                     | Funded by the landlord. No additional liability will fall on residents   |   |
| <b>Constraints on letting</b>                       | Residents must be at least 55 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager |   |
| <b>Date</b>   |  |   |

**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**