

# SUMMARY OF KEY TERMS

Village: \_\_\_\_\_

Accommodation Type: \_\_\_\_\_

Correct as at \_\_\_/\_\_\_/\_\_\_

KEY TERMS	DETAILS FOR RESIDENT/UNIT
<b>Fees payable by resident</b>	
<b>Maximum Deferred Management Fee (DMF) (or equivalent fees) payable by resident for unit</b>	Maximum total as a percentage of capital sum: _____ % <b>Method of calculation:</b> On entry _____ % Per annum: Year 1 _____ % Year 2 _____ % Year 3 _____ % Year 4 _____ % Year 5 _____ %
<b>Weekly fees payable by resident</b> • How much?  • Can these be increased by the operator? • If yes, how often?	\$ _____ per week for a _____ \$ _____ per week for a _____ \$ _____ per week for a _____ <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Annually <input type="checkbox"/> Any time <input type="checkbox"/> Other -specify
<b>Are there any other regular fees payable by the resident to the operator and can these be increased?</b> [For example, service fees.]	
<b>Does the resident contribute to long term maintenance through a contribution to a specific village sinking or maintenance account?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Fees payable on termination (excluding DMF)</b> [For example, admin, marketing fees.]	
<b>Capital gains/losses</b>	
<b>Does the resident share in any capital gain on the sale of the unit?</b> • If yes, what share? [Specify]	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Is the resident exposed to any capital loss on the sale of the unit?</b> • If yes, what is the exposure? [Specify]	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Leaving the unit</b>	
<b>Once the resident has left their unit when do they stop paying weekly fees?</b>	<input type="checkbox"/> On leaving the unit <input type="checkbox"/> Other – specify

KEY TERMS	DETAILS FOR RESIDENT/UNIT
<b>When does the resident or their estate receive the capital refund (Less DMF and other fees/charges)?</b>	<input type="checkbox"/> When the unit is re-licensed <input type="checkbox"/> At the end of the cooling-off period <input type="checkbox"/> Some other formula
<b>Do you offer any compensation if a unit is not resold within a specific period?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>When leaving the unit is the resident required to contribute to the refurbishment of the unit, and if so, what amount or formula will be used ?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Transferring between units within the village*</b>	
<b>Does the resident have priority over non-residents to transfer to another unit at the village?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>For the resident's new unit, is there a credit for any DMF (or equivalent fees) paid by the resident for their earlier unit(s) at the village?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Current aged care options at the village</b>	
<b>Is there an aged care facility currently available at the village?</b>  <b>If so how many rooms are currently available in each care category?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Rest home <input type="checkbox"/> Hospital <input type="checkbox"/> Dementia care <input type="checkbox"/> Other – specify
<b>Does your facility currently contain any standard aged care rooms, i.e. where there is no requirement to pay premium room charges or purchase an ORA?"</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Does the resident have priority over non-residents to transfer to the care options outlined above?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

This Summary is a general statement of the key terms of the offer at

For full details refer to the disclosure statement and occupation right agreement for this Village.

\* Different terms [may] apply if the resident leaves the unit due to a damage or destruction event or if the operator has terminated the resident's occupancy.