

SUMMARY OF KEY TERMS

Key term		Details for resident/unit
Fees payable by resident		
(1)	Maximum deferred management fee (or equivalent fees) payable by resident for unit	VILLA Retention Fee: up to 30% of the Valuation Amount (the market value of the villa assessed at termination), accruing at 10% per annum for each of the first 3 years of occupation. LODGE APARTMENT Retention Fee: up to 20% of the Capital Sum, accruing at 10% per annum for each of the first 2 years of occupation.
(2)	Weekly fees payable by resident - How much? - Can these be increased by the operator? - If yes, how often?	\$725 per calendar month Yes Annually
(3)	Are there any other fees payable by the resident?	Yes, an annual villa insurance cost based on the size of the villa.
Capital gains/losses		
(4)	Does the resident share in any capital gain on the sale of the unit? If yes, what share?	Yes, on a villa ORA 70%
(5)	Is the resident exposed to any capital loss on the sale of the unit? If yes, what is the exposure?	Yes, on a villa ORA 70%
Leaving the unit		
(6)	When does the resident stop paying weekly fees once they have left their unit?	Villa – after the villa has been cleared and the valuation is signed off. Lodge apartment – after the apartment has been cleared.
(7)	When does the resident or their estate receive the capital refund?	When the ORA is resold.
Transferring within the village (villa to villa)		
(8)	Does the resident have priority over non-residents to transfer to another unit at the village?	Yes, depending on the length of time they have been resident at Parkwood. This option may not be used to buy an ORA with the intention of transferring to a larger villa.
(9)	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? If yes, how does the credit work?	Yes The Retention Fee is the higher of the fee accrued on the old unit and the fee accrued on the new unit (each based on time occupied); if combined occupation of both is under 3 years, the two Retention Fees are added together instead.
Care options at the village		
(10)	Is rest home, hospital, dementia or other specialist care available at the village?	Yes – rest home and hospital
(11)	Does the resident have priority over non-residents to transfer to the care options outlined above?	Yes