

## 12 MONTH RECURRENT FEE-FREE OFFER

### THE OFFER

Purchase a Unit within Alan Walker Village, Carlingford and pay NO Recurrent Fees for 12 months— savings of up to \$10,715 (as at 17.7.2025), hereon known as the **Offer**. The **Recurrent Fees** are the basic daily fees that you would otherwise be required to pay, but does not extend to personal care fees, Flexicare service charges, activity costs and utilities.

The Offer is available from 1 July 2025 to 31 December 2025, unless extended or terminated earlier by Wesley Mission.

1. This offer is only available to new residents (meaning any residents who are not currently living in a Wesley Mission Retirement Village):
  - (a) that enter into a retirement village contract for a unit at Alan Walker Village, Carlingford during the Offer Period, subject to all statutory rights, including any applicable cooling-off periods;
  - (b) that move into their premises at Alan Walker Village, Carlingford and pay the full ingoing contribution under the retirement village contract (**Ingoing Contribution**), provided that if the residents have entered into an unconditional contract to sell their home to fund payment of the Ingoing Contribution, Wesley Mission will provide the residents an additional 3 months from the date they move into the premises to pay the ingoing contribution in full; and
  - (c) where one or more of the residents have not previously used this Offer.
2. This Offer is non-transferable and cannot be exchanged for cash or other benefits. This Offer also cannot be used in conjunction with any other offers or discounts unless explicitly stated in writing by Wesley Mission.
3. Subject to the resident meeting the conditions set out in item 1 and the conditions of item 3, the resident will be exempt from paying the Recurrent Fees for a period of 12 months from either entry into the village OR payment in full of the Ingoing Contribution, whichever is the latter (**Exemption Period**).
4. Exemption from payment of the Recurrent Fees for the Exemption Period is contingent on conditions:
  - (a) the resident must be living in the Alan Walker Village for a minimum of 18 months from entry into the village or payment in full of the Ingoing Contribution, whichever is the latter; AND
  - (b) all other conditions of the retirement village contract are met in full.
5. Should the conditions established in item 4 not be met, Wesley Mission will deduct from the resident's exit payment (payable under the retirement village contract) a sum equivalent to Recurrent Fees that would have otherwise been payable during the Exemption Period, in addition to other exit fees as indicated in the retirement village contract signed by the resident.

6. If a resident moves out of the village after the Exemption Period but before completing the 18-month minimum stay requirement:

- (a) the resident will not be required to repay any portion of the Exemption Period already enjoyed;
- (b) the resident will be responsible for paying the Recurrent Fees on a pro-rata basis for any period between the end of the Exemption Period and their departure date; and
- (c) Wesley Mission reserves the right to deduct any outstanding Recurrent Fees from the resident's exit payment, as set out in item 5.

7. On completion of the Exemption Period, the resident will commence payment of Recurrent Fees at the rate applicable to the unit in which they reside at that time. The Recurrent Fees applicable to the resident at that time will be clearly explained and set out in writing.

8. In the event that a resident is unable to meet the conditions set out in item 1 due to circumstances beyond their reasonable control, including but not limited to severe illness, death, Wesley Missions' breach of the retirement village contract, or other circumstances as reasonably determined by Wesley Mission in its sole discretion, Wesley Mission may waive the requirement to repay the amounts set out in item 5. In such cases, the resident or their estate must provide appropriate documentation to support their claim for exemption from repayment. Each case will be reviewed individually, and the final decision will rest with Wesley Mission.

9. Wesley Mission reserves the right to modify or cancel this Offer at any time by providing written notice to the resident or the person authorised by the resident to act on their behalf.

