

Up Front Cost

Licence to occupy for life

When you purchase a Karidis Retirement Villages home, you sign a loan/license agreement that gives you the right to occupy your apartment or villa and enjoy the benefits of the village community for as long as you choose. The price of your chosen home is primarily determined by market value. Just like purchasing any property, there are many factors that influence price, such as:

- Location
- Size of the home
- Finishes and inclusions
- Added extras such as solar panels, pergolas, rain water tanks, shutters and awnings
- How old the home is

Administration Fee

Administration fee of \$1000 + GST for preparation and settlement of the residence contract.

On Going Costs

Monthly maintenance fees

The monthly maintenance fee covers the costs associated with the ongoing management and maintenance of the village. Sit back and relax.

- 24-hour emergency call monitoring
- Gardening of all common areas and your front garden
- Maintenance, repairs and cleaning of all communal facilities
- On-site facilities and estate management
- Insurance premiums for building and public liability for the whole village (excluding your contents)
- Water rates

The amount of the monthly maintenance fee differs across villages depending on facilities and services provided.



No stamp duty

When you purchase a home in a Karidis Retirement Village, you will NOT pay stamp duty.

Limited out-of-pocket expenses

As a resident, you have control over paying for items and services such as:

- Personal contents insurance
- Electricity and gas
- Private telephone calls
- Upkeep or replacement of all personal items (e.g. fridge, furniture and washing machine)

Some personal services, such as hairdressing, podiatrist, fitness classes and aqua aerobics are available at selected villages and are charged on a user pays basis.

Exit Entitlement

Resale value of the licence to occupy

When a resident's license agreement with us finishes, the loan or license agreement is resold to a new resident. The outgoing resident receives the balance of funds after the exit fees are applied.

Exit fees

At Karidis Retirement Villages we have a clear and easy to understand list of exit fees so you know what you will be required to pay when you leave.

Exit fees are applied to the re-sale price, NOT the original buying price.

The benefit here is that you have the opportunity to share in any capital growth.

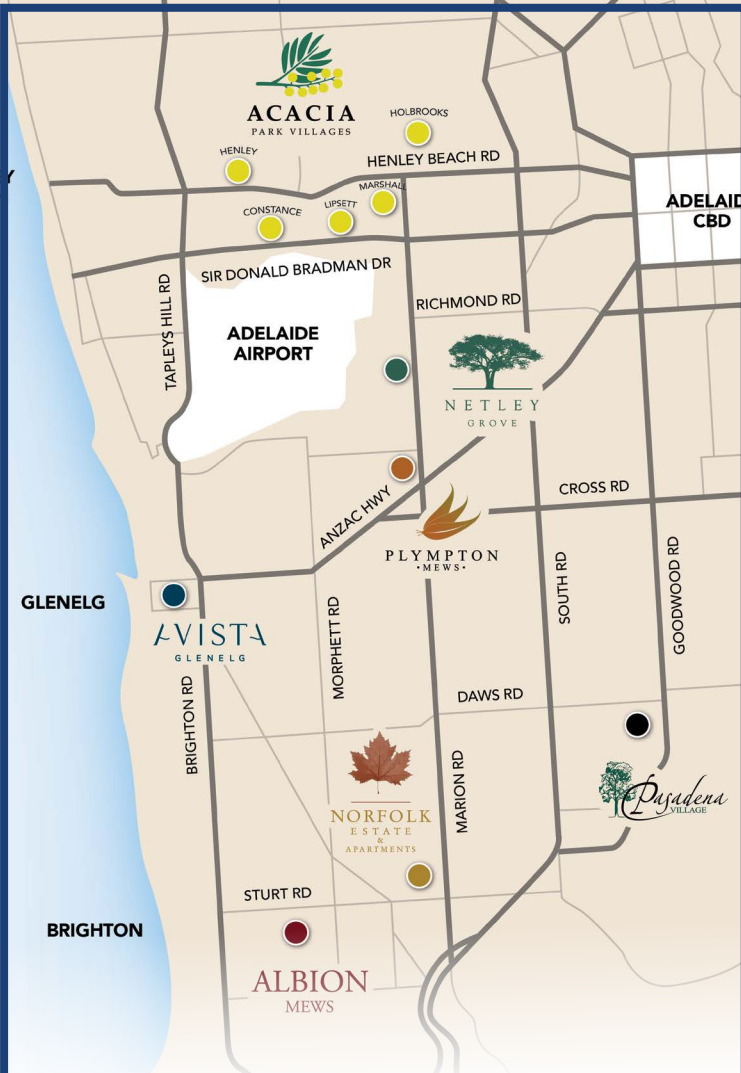
Deferred management fee (DMF)

The Deferred Management Fee (DMF) is calculated based on the length of occupation. It increases by a set amount each year that you stay in your home for more than three years, when it is capped to ensure you still receive the majority portion. This fee is capped at 25%.

Length of occupation	DMF percent retained from resale price
More than 90 days but less than 1 year	10%
More than 1 year but less than 2 years	15%
More than 2 years but less than 3 years	20%
More than 3 years	25%

Other fees and charges

- Capital fee of 1% per year up to 10 years of the resale price
- Any refurbishment costs or cost associated in presenting your unit for sale
- Re-marketing fee



We are here to help.

Our friendly team is here to explain the information contained in this brochure and to answer any questions you may have about our retirement living options.

Call us today for a chat!

1300 796 311

karidisretirementvillages.com.au

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Start living your retirement dream

What are my costs?

Information about the costs associated with moving into a Karidis Retirement Village.

Well located across 11 sites near transport, shopping and services.

Brooklyn Park | Dover Gardens
Glenelg | Lockleys | Marion | Netley
Pasadena | Plympton | Underdale

Acacia on Lipsett, Community Centre
Heritage-listed Catholic Church built in 1910



KARIDIS RETIREMENT VILLAGES
BUILDING BETTER COMMUNITIES