

RICHMOND VILLAGES

Part of Bupa

1 Year's Service Charge Paid for on Completion For 42 The Avenue, Richmond Villages Wood Norton Offer Terms and Conditions

1. Offer Availability

- Richmond Villages Wood Norton is offering the purchaser of the Apartment 42 The Avenue one year's worth of Service Charge payments, on completion of the purchase of the property.
- The offer is available to any purchaser of Independent Living Apartment, 42 The Avenue at Richmond Villages Wood Norton, if the sale is agreed and completed on or before 31st December 2026.
- The amount credited will reflect the current Service Charge rate applicable to 2026 at Richmond Villages Wood Norton.
- This will be costed in line with the 2026 Service Charge rates and will be credited to the new owner's account at Richmond Villages Wood Norton.

2. Eligibility

To be eligible for the promotion you must be:

- A new resident aged over 60
- Complete on the purchase of 42 The Avenue on or before 31st December 2026
- Meet the required outcome of a care needs assessment*.
- To receive this promotion, you must quote the promotional code "1 Year's Service Charge Paid offer" when making your enquiry and before signing your Richmond Villages Terms and Conditions of Residence. If you do not provide the offer code, you may not be eligible for the promotion.

*Before you move in, a member of our village team will meet with you to complete a care needs assessment. This helps us make sure that the arrangement is suitable. You must meet the requirements of this assessment to be eligible for the promotion. You will receive a copy of the assessment for your records.

3. Admissions and Availability to residency at Richmond Village Wood Norton and this Offer

- We reserve the right to withdraw or amend this offer, on reasonable notice, but only at any time before your Richmond Villages Terms and Conditions of Residence is signed by you and

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us. This may be necessary *Part of Bupa* for operational, legal or regulatory reasons. Once your residency agreement has been signed, the offer (if applicable) will not be withdrawn or changed.

4. General Conditions

- This offer is non-exchangeable, non-transferable, and no cash alternative is available.
- The promotion cannot be used in conjunction with any other offer.
- After the first year's service charge has been credited to the purchaser, subsequent annual service charge payments apply in full.

5. Governing Terms and Law

- The Richmond Villages' Terms and Conditions of Residence apply.
- These promotional terms are governed by English law, and the parties submit to the exclusive jurisdiction of the English courts.
- This promotion is offered by Richmond Villages Operations Limited, Company No: 04779288, England. Registered Office: 1 Angel Court, London, EC2R 7HJ, United Kingdom