

## CURRENT TERMS AND CONDITIONS AS AT 20 FEBRUARY 2021

1. The “\$15k Bonus” is available for a limited time only. The “\$15k Bonus” is only available for a prospective resident who signs a Residency Lease Agreement on the qualifying Apartments in “The Reserve” designated by Alchera periodically during the campaign; and pays the deposit on the apartment concerned. Alchera Living (Inc) (Alchera) reserves the right to withdraw the “\$15k Bonus” and/or change the listing of qualifying apartments at its sole discretion other than withdrawing an apartment where there is an existing deposit paid on the qualifying apartment concerned.
2. The offer cannot be used in conjunction with any other bonus offer, unless specified in the Terms and Conditions for that Bonus Offer as being applicable.
3. The offer is not redeemable for cash or transferable.
4. If the Prospective Resident(s) withdraws the Reservation, the Prospective Resident(s) will not be eligible for the offer.
5. The Prospective Resident(s) may select to redeem the offer as:
  - a. Option A: Reduction to the Listed Price (Ingoing Payment); or
  - b. Option B: Rebate on the monthly Service Fees and Surcharge payable for living at the Village.

If **Option A** is selected the Residency Lease Agreement will reflect this selection in the Ingoing Payment.

If **Option B** is selected the Residency Lease Agreement will include the following Special Condition:

Special Condition: \$15,000 Bonus Rebate on monthly Service Fees and Surcharge

- a. Despite the obligation for the Resident to pay the monthly Service Fees and the Surcharge while living at the Village, Alchera will provide a rebate to the Resident, so the Resident is not required to pay the first \$15,000 of Service Fees and Surcharge that accrue. Alchera must pay the Service Fees and Surcharge in place of the Resident from the Commencement Date up to the date \$15,000 of Service Fees and Surcharge accrue for the Residence
- b. The \$15,000 Bonus does not affect and must be ignored for the purpose of:
  - i. the Ingoing Payment under the Residency Lease Agreement;
  - ii. the calculation of the Exit Fee under the Residency Lease Agreement; and
  - iii. any other provision of the Residency Lease Agreement.
- c. If the Resident moves out of the Residence before \$15,000 of Service Fees and Surcharge accrue, then the Resident will forfeit the balance of the \$15,000 rebate that has not been used.