

THE BENEFITS OF RENTING AT EUREKA VILLAGES



FREE UP YOUR CAPITAL

Australia's property market has experienced strong growth in recent years but it is questionable as to how long this growth can be sustained. Having your capital tied up in property puts your retirement at risk if the market experiences a downturn. Similarly, purchasing a property at this point in the cycle could also mean entering at a high point with potential for little or no capital gain.

Renting in a Eureka Village gives you the ability to free up your capital, allowing you to budget your money however you want. It is important to plan for your retirement and ensure you have enough capital readily accessible to support yourself, especially if any adverse events were to occur.

FLEXIBILITY

Owning a property is a huge financial commitment which restricts your ability to move locations. Renting in a Eureka Village provides you with utmost flexibility, giving you the option to stay for as little or as long as you want.

Should you experience any adverse health conditions or need to move to a facility which offers higher care services, feel comfort in knowing that you can move-out quickly, with ease and with no exit fees.

LIFESTYLE

As an independent senior, renting gives you the option to experience different lifestyles. If you prefer a change of scene every so often, Eureka Villages has multiple locations across Australia. Feel comfort in knowing that you can make a transition to a new lifestyle with ease.

SIMPLE & FAIR AGREEMENTS

Buying into a retirement village involves contracts with complex financial models, and terms and conditions which can require legal and financial advice.

Renting with Eureka Villages is simple. When entering a Eureka Village, you are issued with a standard rental agreement which is administered by the tenancy authority in the respective state that you reside. This provides you with a simple and fair agreement which protects your rights as a tenant whilst maintaining the flexibility to leave at the end of your agreement with no costs incurred.



Contact us today!

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STRESS-FREE LIVING

As your retirement progresses it can become more difficult to maintain your home. Renting in a Eureka Village means you can still enjoy living in your personalised home without the worry and unexpected costs of maintaining your property.

Our comfortable units provide you with all the necessities whilst being easy to clean. Our Village Managers ensure all of the gardens and lawns are maintained to an exceptional standard so you don't have to. Best of all, if something needs to be repaired we will fix it in a timely manner at no charge to you. With no need to keep up with maintenance and no unexpected costs, you can enjoy stress-free living.

NO FEES

For too long, retirement villages have taken advantage of Australian seniors with high entry fees, ongoing management fees, and crippling exit fees.

- **Entry Fees:** A majority of Australian retirement villages require expensive upfront buy-in fees often costing hundreds of thousands of dollars. This may prevent you from securing a place in a retirement village and can jeopardise the financial future of your retirement.
- **Ongoing Fees:** These retirement villages also charge ongoing service and maintenance fees for community maintenance, village caretaking, building insurance, and council rates.
- **Exit Fees:** When you decide to leave a retirement village, residents are often charged an exit fee meaning you can lose a significant portion of your original investment.

Renting in a Eureka Village means your pay **NO** fees! There are no entry fees, only a standard rental bond which is fully refundable upon your exit. There are no ongoing service and maintenance fees, and best of all, there are absolutely no exit fees!

AFFORDABLE LIVING - PENSION AND RENT ASSISTANCE

At Eureka Villages, we understand that many seniors rely on the age pension as their primary source of income. We pride ourselves on providing quality rental accommodation at an affordable price. That's why we structure our rental charges to ensure that those who rely on the age pension can afford a quality place to rent and are still left with enough to enjoy themselves.

Renting in a Eureka Village also means you may be eligible for additional funding in the form of Rent Assistance. This provides you with the additional support to enjoy the comforts of renting in a Eureka Village.

RENTING VS BUYING COMPARISONS	RENTING	BUYING
Greater access to your capital	✓	✗
Flexibility to move locations quickly and easily	✓	✗
Ability to experience new lifestyles	✓	✗
Simple, fair and flexible agreements	✓	✗
Property maintenance taken care of for you	✓	✗
No entry, ongoing or exit fees	✓	✗
Affordable living in line with the Age Pension	✓	✗

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