

Your guide to Renting

with McCarthy & Stone



New from McCarthy & Stone:
an affordable and secure way to
enjoy retirement living to the full


McCarthy & Stone
— Retirement living to the full —

“

The gardens here are the most beautiful I've ever seen, and I get to enjoy them without the worry of having to maintain them myself. It is just such an easy way of life and I would absolutely recommend downsizing to a development such as this.”

Janet Roberts - Homeowner

An affordable and secure way to enjoy retirement living to the full

Rental options are now available at selected McCarthy & Stone developments under an Assured Tenancy Agreement.

It provides you with an affordable way to enjoy the McCarthy & Stone lifestyle without any longer-term commitment. With no need to purchase outright, you could be settled into your new home with the minimum of fuss.



A simple way to enjoy a McCarthy & Stone home

Why Rent with McCarthy & Stone?

- ✓ **An affordable alternative** to outright purchase with all the benefits of the McCarthy & Stone lifestyle
- ✓ **Guaranteed security of tenure** with an Assured Tenancy Agreement
- ✓ **Avoid the expense** associated with buying a property, including Stamp Duty Land Tax
- ✓ **Opportunity to retain/release equity** on your current home
- ✓ **One single monthly rental payment**, inclusive of ground rent, service charge and parking where applicable*
- ✓ **An option to buy the apartment** within the first 6 months of the Assured Tenancy
- ✓ **A quick and simple way** to move into your new McCarthy & Stone home

*Please refer to your Sales Consultant for more information



“
I just love it here, I've never looked back and Milo, my little dog, has settled in well too. My flat has outside space and I potter in the garden most days, so I'm always chatting to people about how great the development is.”

Elizabeth Foster - Homeowner

I'm interested in Renting with McCarthy & Stone, so what's next?

1. Speak with the McCarthy & Stone sales team at a qualifying development who will arrange for an initial affordability check to confirm that renting is an appropriate option for you. To help carry out these checks, please come prepared with the following documents:
 - Proof of identity (e.g. Passport) and proof of address (e.g. a recent utility bill)
 - Most recent 3 months Bank statements
2. Choose your apartment.
3. Standard checks will be carried out as regulated by the Assured Tenancy Agreement. A moving date can be agreed and the Sales Consultant can provide advice for the move itself.
4. Agree and sign your Assured Tenancy Agreement and move into your brand-new McCarthy & Stone apartment.



“
Before we even moved in we were invited to three parties and made to feel ever so welcome. I am already actively involved, and everybody is so friendly. We chose to rent out our own property so that we could afford to move with ease and take our time to down size properly and de-clutter at a pace that suited us. With no contracts to exchange the move itself was very straightforward. I would certainly recommend renting.”

Mrs Hobson, Prestatyn

“

The community aspect of life at McCarthy & Stone was very appealing to me, all of the fellow homeowners here are very friendly and happy to chat. I have the perfect balance of a private life and a social life, and I've made lots of fantastic new friends here.”

Joan Vater - Homeowner



Frequently Asked Questions

What is the option to rent?

Our rental options are available at selected McCarthy & Stone developments under an Assured Tenancy Agreement. It provides you with a flexible way to enjoy the McCarthy & Stone lifestyle.

What is an Assured Tenancy?

An Assured Tenancy offers our customers the benefit of long term security whilst only requiring a commitment for the first 12 months. Should the customer wish to move at the end of the 12 months, they can serve the Landlord with 2 months' notice upon expiry of 10 months. The notice period is always 2 months thereafter.

Is the option to rent an apartment available at all McCarthy & Stone developments?

No. This offer is initially available at selected McCarthy & Stone developments, so please check our website, call our customer contact centre or enquire with the sales team on site.

Is the option to rent an apartment available on Retirement Living developments as well as Retirement Living PLUS developments?

Yes. The option to rent an apartment is available on both selected Retirement Living and Retirement Living PLUS developments.

Who is the Landlord of a rental apartment?

McCarthy & Stone will become your landlord.

Over time McCarthy & Stone plan to sell its portfolio of Rental apartments to trusted property investment companies they partner with. The terms of your Assured Tenancy Agreement will remain unchanged. You will be notified in advance of these planned sales.

In these circumstances McCarthy & Stone retain ongoing responsibility for management of the development and a direct relationship with you.

Is there a Rent to Buy option?

Yes. Our customers tell us they love the idea of trying the lifestyle for themselves without committing to buying. That's why we've introduced our McCarthy & Stone Rent to Buy option, available within the first 6 months of the Assured Tenancy. If you choose to buy you can do so with rental fees credited against the purchase of your apartment.

Can I bring my pet cat or dog with me if I rent?

We understand how important the companionship of a pet can be, and so you are welcome to bring a well-behaved pet to live with you in your apartment. There are certain terms and conditions which our sales team are on hand to explain.

What deposit is required?

A £500 rental reservation fee is payable to secure your chosen apartment and is offset against your first month's payment.

Are the rental apartments furnished or unfurnished?

Unfurnished. The apartments may already be fitted with carpets. Please check with the Sales Consultant at the development.

Can I take advantage of all the facilities at the development?

Yes, absolutely. You can enjoy all the communal areas, the landscaped gardens and, on Retirement Living PLUS developments, benefit from the on-site restaurant and access to support services.

Will the rent increase?

The rent is set at the point of purchase. Annual rent review on the date specified in your lease will be indexed to movements in the Retail Price Index (RPI) subject to a minimum 0.5%. RPI has been in the range c.1-4% since 2013 and was 3.3% in March 2018.

Is any financial assessment required?

Yes - to ensure this option is right for you and affordable in the longer-term there will be standard checks as regulated by the Assured Tenancy Agreement.

Is your Smooth Move Service available?

No but McCarthy & Stone offer a specialist removal scheme which can be offered at the customer's cost.

What happens when I wish to leave?

You may leave after 12 months' rental, so long as you give us 2 months' notice.

What happens if my financial circumstances change and I can no longer afford to pay the rent (for example if one of a couple passes away)?

It's important that the housing decision you take is suitable for your personal and financial circumstances. We want you to enjoy your new home and not have worries over affordability.

Your rent is a contractual agreement between you and your landlord. If you do fall behind with your payments, your landlord will contact you to arrange payment, or agree a payment plan to suit the circumstances.

Can my family and friends stay at the development?

Your family and friends are more than welcome to stay with you in your home. Most developments also have a guest suite with an en-suite bathroom, TV, and tea- and coffee-making facilities. There is a small nightly charge for this (typically £25).



McCarthy & Stone

— Retirement living to the full —

How will you choose to live your retirement?

Call us on **0800 201 4116** and we'll
help you find your perfect place

mccarthyandstone.co.uk



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August 2019