

TERMS & CONDITIONS APPLICABLE TO THE HELP TO BUY AGREEMENT

PREAMBLE

The Park provides high-grade leisure facilities and accommodation for family holidays and short weekend breaks. Legacy Manco Limited, trading as "Legacy Leisure Group" and "Unity Holidays" provides a letting agency service to caravan owners whereby holiday accommodation can be let to holidaymakers in return for a commission.

Under this Help to Buy Agreement, the Purchaser named on the application form (referred to below as "you" or "your") wishes to purchase the Caravan specified on the attached application ("the Caravan") by taking advantage of this letting service and applying the letting income against the purchase price of the Caravan.

TERMS AND CONDITIONS

1. This Agreement is conditional on:

- 1.1 the value of the cash deposit being 20% of the total purchase price of the Caravan;
- 1.2 the Caravan being no older than three years old at the date of this Agreement; and
- 1.3 the acceptance of any finance proposal for the purchase of the Caravan.

2. You agree to let the Caravan to holidaymakers through Unity Holidays who are acting as your agent for this purpose.

3. Unity Holidays will provide the following services:

- 3.1 all necessary advertising, promotions and on-line and social media campaigns;
- 3.2 management of holiday reservations and all correspondence with the holidaymaker;
- 3.3 all key-handling, issuing of entertainment passes and reception services for holidaymakers;
- 3.4 cleaning of the Caravan in between lettings; and

4. You must ensure that:

- 4.1 the Caravan is of a high standard, of modern design, clean and smart in appearance inside and out and conforms to the letting grading of Unity Holidays;
- 4.2 the Caravan is fully equipped with kitchen, cooking, dining for the number of people it will sleep;
- 4.3 the Caravan has all necessary gas and electrical safety certificates, a fully functioning dry powder fire extinguisher, smoke alarm and two fully functioning carbon monoxide detectors;
- 4.4 the Caravan has an appropriate TV license and;
- 4.5 the Caravan is adequately insured against all loss, injury or damage.

5. Any gas and electricity consumed will be charged to your rent ledger account periodically. Such charges are payable by you upon rendering of account.

6. Replacement of missing and/or damaged inventory items and repairs to the Caravan which are required to maintain the Caravan to the letting standard of Unity Holidays, will be charged to your rent ledger account.

7. The Help To Buy figure stated overleaf has been calculated by taking the appropriate tariff charges payable by holidaymakers from time to time and deducting VAT (if appropriate), handling charges, average discounts offered and Privilege Passes and cleaning/ linen where applicable.

8. The Deposit Boost will be applied as a credit toward the total balance due at completion.

9. The letting period will run for 3 years from 2027. Owners must have signed up to Help To Buy by 1st March 2027

10. If the Holiday Park is instructed to close to holidaymakers due to a national event such as a pandemic, the number of letting weeks impacted by the closedown will be carried forward to the following available opening period.

11. This Agreement supersedes any existing Guaranteed Letting Agreement which may be in place with you. If an Owner is currently on the Guaranteed Letting Agreement and part exchanges into a unit on the Help To Buy, then the Guaranteed Letting Agreement must be fully settled first.

12. Minimum Letting Requirement

The minimum number of breaks the Owner must commit to under this Scheme is 20 breaks, consisting of:

- 10 Peak Season Breaks, of which 6 breaks must be during the main summer holidays;
- 1 mid week at Easter; and 1 mid week at Whitson the remaining 1 break may be taken at any other peak time as published in the letting calendar.
- 10 Off-Peak Season Breaks.

13. Buy-Back of Dates

Owners may buy back dates at the rate published for their grade of Caravan, provided a minimum of 10 weeks' notice is given to Unity Holidays.

14. Withdrawal from the Help To Buy Scheme

If an Owner chooses to leave the Help To Buy Scheme, the full amount of the outstanding balance must be repaid in full. Provided a minimum of 10 weeks' notice is given to Unity Holidays.

15. Owner Leaving the Park. If an Owner leaves the Park, the full amount of the outstanding balance must be repaid in full before the Caravan will be released to the Owner. We still require 10 weeks notice.

16. Standard Letting Guide

All terms and conditions set out in the standard letting guide will apply in addition to this Agreement.

17. Completion of the Scheme

After three years, the Deposit Boost amount is fully paid and the requirement to let your holiday home under this Agreement has been fulfilled.