ASIC FOI 243 - 2023

HOW IT WORKS

Welcome,

Retire Your Way.

Traditional retirement villages and aged care aren't for everyone.

Not only can they be an expensive minefield of complex contracts and rules, but often the lifestyle you've chosen to lead becomes frustratingly restricted.

For those seeking an alternative way to retire, Sterling New Life offers a revolutionary retirement solution that enables you to continue living life on your own terms.

Regardless of your current financial situation, the professionals at Sterling New Life are able to work with you and restructure your assets to pay off any mortgage or debt. With the released cash, you are free to embark on a well-deserved and stress-free retirement.

An alternative like no other, Sterling New Life will put an end to any worries you've ever had about having insufficient superannuation or savings to fund a comfortable and enjoyable retirement.

Unlocking Your Wealth

For many seniors, the bulk of their wealth is locked-up in the family home – making it difficult to access without selling the house or taking on an expensive, interest-intensive reverse mortgage loan. This often means there is very little to be passed on to loved ones, or for you to use and enjoy in your golden years.

Whether you choose to stay in your own home and familiar surroundings or start a new adventure somewhere new, the choice is yours to make. Sterling First offers a wide range of new and renovated homes, villas and apartments across the Metropolitan Perth region, The Southwest, Melbourne and Brisbane.

With minimal property costs and no council rates, water rates, exit fees or weekly facility fees, Sterling New Life offers a genuine opportunity to free up cash while maintaining your asset value for the future.

We Are Here For You

We understand that this new solution to traditional retirement may seem too good to be true. If you have questions regarding Sterling New Life, our expert team is more than happy to help ease any worries or concerns.

Retirement is a major concern for many seniors and our team strives on being understanding, non-pushy and professional to the core.

If you are ready to unlock the retirement options you didn't realise you had, call us today on 1300 665 890 for a chat, or to organise a one-on-one consult with one of our team members.

How It Works

All Your Questions Answered.

how a sterling
new life lease
works

1 Choose the Sterling New Life home you want in the suburb that suits you

2 Make your inital, one-off payment to the Sterling Investment Fund

3 Your investment generates income to cover your rent. Any surplus is re-invested, increasing the capital of your inital investment

4 Enjoy your lease (up to 40 years) with no council rates, land tax, weekly rent fees or building insurance costs

5 When you choose to leave, you recieve back your inital investment amount, plus any surplus

What Is A New Life Lease?

A Sterling New Life Lease begins with an initial 5-year lease. This lease can be extended up to 7 times, allowing you the flexibility to stay up to 40 years in the property of your choosing. If your living needs or circumstances change - or you simply decide that Sterling New Life isn't for you - you have the option to leave without any exit fees.

The unique advantages a Sterling New Life lease has over a standard property lease include:

- *Security of tenure*: You have peace of mind that a landlord wont appear and ask you to leave without a moment's notice.

- *More privacy*: Our property managers check in on your property less than

traditional rental companies, giving you added privacy

- *Pets are generally allowed:* We understand that family comes in many different forms and fur colours!

What Does It Cost?

To secure a Sterling New Life Lease, you will be required to pay a one-off amount to the company. Part of this amount will cover an initial application fee and your first month of rent. The remaining balance will be invested into the Sterling Income Trust. The income generated from your initial investment will then be used to pay your rent for the duration of your lease. At no time will you be asked to make any further cash contributions to your rental payments.

What Are The fees?

- *Upfront fees*: Out of your initial payment, an application fee equal to 8.8% of the agreed investment amount and one month's rent is deducted.

- *Exit fees*: There are NO exit fees payable.

- *Other fees and costs:* None. Sterling New Life prides itself on being a trustworthy and transparent company; once the initial investment has been made, no further payments will be required.

What If I Need To Sell My Existing Home?

If you need to sell your home, Sterling First can work with you. Sterling First is a real estate agent and can guide you through the complete sale of your home.

What Is The Sterling Income Trust?

Sterling manages a registered investment fund, the Sterling Income Trust (SIT) ARSN 158 828 105. This trust comprises of several unit classes, into which the funds from Sterling New Life Lessees' are invested. The three unit classes a lessee's funds may be invested in are:

- *Income Units:* An income fund connected to property management agreements;

- *Growth Units:* A share of revenue from sale of Rental Management Agreements, and;

- *Development Units:* A subordinated mortgage fund.

The precise mix of the unit classes your investment amount will enter differs depending on the property you decide to lease.

Note: The Sterling Income Trust is an ASIC registered managed investment fund with an independent responsible entity, Theta Asset Management Limited ACN 071 807 684 AFSL 230920 and an independent custodian Australian Executor Trustees Limited ACN 007 869 794 AFSL 240023. A copy of the SIT Product Disclosure Statement is available on request.

Who Will Own The House That I Lease?

The property you choose to live in will be owned by either an investor or by the Sterling First company.

What Happens If The Property Is Sold?

If the property is ever sold by an owner it will have NO effect on your Sterling New Life Lease. The Sterling New Life Lease stays with the property and is assigned to a new owner as the ownership passes.

What Ongoing Expenses Will I Incur?

There are minimal annual out-of-pocket expenses required from you during your New Life lease. You landlord is responsible for paying:

- All council rates
- Land tax
- Building Insurance
- Building Maintenance*

Will My Age Pension Be Affected By Taking Out A Sterling New Life Lease?

It is possible that your old age pension may be affected. If you have concerns, it is recommended you consult a licensed financial advisor to assess your situation.

Can I Get Federal Government Rent Assistance On The Age Pension?

Depending on your personal financial circumstances, you may be eligible for Federal Government Rental Assistance. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to.

How Much Of My Initial Sterling New Life Lease Outlay Will I Get Back When The Lease Is Terminated?

When you elect to move out and terminate your lease – whether it is after 5 years or 40 – you are entitled to redeem your investment in the Sterling Investment Trust. At that time, you will receive the balance of your initial investment amount inclusive of any distributions that have been re-invested, plus capital growth (if any) and less rent arrears (if any).

Are There Any Exit Fees?

There are NO exit fees from a Sterling New Life Lease.

register today to find out more

call 1300 665 890 to speak to one of
our friendly team members today.

sterlingnewLife
The Smart Housing Solution

Important Notice

Information provided on this website is of a general nature. It is not intended as personal financial advice and, as individual circumstances do vary, you should consult your financial adviser.

* Conditions Apply

19 Lyall Street South Perth WA 6151

Phone
1300 665 890

Email
info@sterlingfirst.com.au

TALK TO US TODAY

First Name

Last Name

Email

Phone

Post Code

Message

SEND

© 2017 Sterling First | Home (http://www.sterlingnewlife.com.au/) | Privacy/Disclaimer (http://www.sterlingnewlife.com.au/privacy) | Sitemap (http://www.sterlingnewlife.com.au/sitemap) | Designed & Powered by Agentbox (http://agentbox.com.au)