



Exclusive Offer

**RAWSON
COMMUNITIES**

TERMS & CONDITIONS

1. This offer is valid to Rawson Communities Pty Ltd (Communities) customers buying a house and land package on a Specified Lot at Seaside, Fern Bay and who build with Rawson Homes Pty Limited (Rawson) or Thrive Homes Pty Limited (Thrive).
2. This offer is available to all new customers who pay a reservation fee of \$2,000 to secure a Specified Lot between 9.00am on 9 December 2019 and 5.00pm on 31 January 2020, and who proceed to:
 - i. unconditionally exchange a land contract with Communities and pay the requisite deposit within twenty-one days of land contract issued date, time being of the essence; and
 - ii. unconditionally exchange a build contract with Rawson Homes or Thrive Homes and pay the requisite deposit within twenty-one days of build contract issued date, time being of the essence.
3. A “new customer” refers to anyone who has not yet paid a reservation fee on a block of land offered for sale by Communities.
4. This offer is not applicable for house and land packages at Austral, Box Hill, Leppington, Leppington Central, Marsden Park or Lots in Stages 18/19 Seaside Fern Bay.
5. “Specified lot” is strictly limited to:
 - o Seaside, Fern Bay Stage 14 - Lots 6, 7, 11, 13, 21, and 26
6. This offer will be paid by way of a settlement adjustment in the purchaser’s favour at settlement of the land contract. The adjustment sum will be equal to the amount of stamp duty payable under Chapter 2 of the *Duties Act 1997 (NSW)* in respect to the price stated on the front page of the land contract between the vendor of the site and the purchaser (excluding any surcharge purchaser duty, aggregation, interest, or penalty tax or duty, or duty arising from any novation or assignment of the contract). This offer is conditional upon the purchaser completing the land contract for the purchase from Communities. Customers participating in this offer agree to disclose the terms of this offer to any bank or other financial institution from which they are obtaining finance for the purchase and to any relevant Government Authority. The customer agrees to indemnify Communities, and Rawson from any liability arising from the failure to disclose the terms of this offer.
7. Refer to the land contract for full terms and conditions relating to the offer.
8. This offer is not valid in conjunction with any other promotion, discount or offer available from either Communities, Rawson or Thrive.
9. The offer is only provided to those clients who meet these Terms and Conditions and unconditionally exchange a land contract and building contract on a specified lot within a Communities estate with



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either Rawson or Thrive, and complete settlement on the purchase of that block of land and otherwise comply with the Terms and Conditions of the land contract and building contract.

10. Communities' standard land contract conditions and Rawson/Thrive's standard building contract conditions apply.
11. Any difference in value due to choice of house design or deletion of upgrade or selection is not redeemable or transferable for cash or product.
12. Communities reserve the right to amend these Terms and Conditions at any time. Furthermore, Communities reserves the right to extend, change or terminate the offer at any time without prior notice.
13. Communities reserves the right to use their sole discretion to extend the twenty-one-day deadline to exchange contracts and pay the requisite deposits. Each such request will be considered on a case by case basis, and the decision of the General Manager of Communities is final, and no correspondence will be entered into regarding their decision.
14. Any photographs, artist impressions and other pictures associated with this promotion, and all other collateral, print materials, website and online products of Communities, and Rawson/Thrive are for illustrative purposes only.
15. All amounts quoted are inclusive of GST.
16. Participation in this offer is deemed acceptance of these Terms and Conditions.
17. Effective as of the 9 December 2019.

Date:

Estate & Lot Number:

Purchaser 1 Signature:

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