

## **Eucalypt Grove Austral – Build Now Pay Later 10/90 Split Contract – Terms and Conditions**

### Schedule to Terms and Conditions

1. Our “Build Now, Pay Later” offer (Offer) is only valid for any new customers (being anyone who has not yet requested a tender, or paid a tender request fee, for their new home to be built by either Rawson Homes Pty Ltd ACN 053 733 841 (Rawson) or Thrive Homes Pty Limited ACN 613 679 333 (Thrive) (‘New Customers’)) and who select one of the House & Land Packages specified in clause 2 of these terms and conditions.
2. This Offer is limited to a maximum of 10 House & Land Packages in respect of the following land parcels:
  - a) Lots 201, 202, 203, 204, 205, 232, 233, 234, 235, 236 in draft plan of subdivision of 100 in DP1300344; and
3. This Offer is only available to New Customers who:
  - a) pay their reservation fee of \$3,000.00 within 15 days of being issued with a Contract for the Sale and Purchase of Land in respect of Eligible Land (Land Contract) by either Rawson, Thrive or Rawson Communities (‘Rawson Entities’); and
  - b) between 9:00am on 14.06.2025 and 5pm on 30.09.2025 AEST (‘Offer Period’) and within 15 calendar days of being issued with the Land Contract, simultaneously:
    - i. exchange contracts on the Land Contract (whereby one of the Rawson Entities is the seller and the New Customer is the buyer) and pay a five percent (5%) deposit on the price of the land stated in the Land Contract (‘Land Deposit’); and
    - ii. enter into a contract with Rawson or Thrive to build a dwelling offered under the New Customer’s chosen House & Land Package on the land stated in the Land Contract (‘Build Contract’) and pay to Rawson or Thrive ten percent (10%) of the build contract price stated in the Build Contract (minus the reservation fee) (‘Build Deposit’); and
  - c) on or before the date of exchanging contracts on the Land Contract, provide the relevant Rawson Entity with a finance pre-approval letter from Mortgage Advice Bureau or another legitimate lending body of the New Customer’s choice (Lender) which states that the Lender has agreed, in principle, to lend the New Customer the sum of the Land Contract purchase price and the Build Contract price; and
  - d) within 30 days from satisfying clause 4(b) of these Terms & Conditions, obtains unconditional finance approval from the Lender to lend the New Customer the sum of the Land Contract purchase price and the Build Contract price.
4. The New Customer must pay the balance of the purchase price for the land under the Land Contract (being the purchase price under the Land Contract minus the Land Deposit) on the date specified in the Land Contract.

5. The New Customer must pay the balance of the build contract price (being the contract price under the Build Contract minus the Build Deposit)) within 21 days from the date that an Occupancy Certificate for the dwelling built under the Build Contract is obtained.

6. If the New Customer commits a material breach of the Land Contract or the Build Contract, Rawson, or the relevant Rawson Entity, reserves the right to terminate this Offer.

7. Photographs, artist impressions and other pictures associated with this Offer are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson or Thrive, or which are only available in some Rawson or Thrive designs, or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Build Contract for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.

8. If an item is stated on Rawson's website to be a specified inclusion while this Offer is valid, Rawson notes that it reserves the right to substitute a specified inclusion for an item of equivalent quality and/or finish. Notwithstanding this, the New Customer must refer to the Build Contract for specific details of the inclusions and exclusions.

9. Unless otherwise prescribed elsewhere in this Offer, all amounts quoted are inclusive of GST.

10. Participation in this Offer is deemed acceptance of these Terms and Conditions.

11. Customers must rely on their own investigations and enquiries and refer to the Land Contract and Build Contract for full terms and conditions.

12. This Offer is not valid in conjunction with any other promotion, discount or offer available from Rawson or Thrive.

13. Rawson, may in its absolute discretion:

- a) amend these Terms & Conditions at any time; and
- b) extend, change or terminate this Offer at any time, however, Rawson will use reasonable endeavors to provide reasonable notice of material changes to the Terms and Conditions of this Offer, before the changes take effect.