



## Ed.Square | Brooklyn Row Townhomes - \$10,000 Deposit Offer - Terms and Conditions

1. This offer (**Offer**) is available to pre-qualified First Home Buyers (**Eligible Purchasers**) of selected off the plan Brooklyn Townhomes at the development known as "Ed.Square" developed by Australand Residential Edmondson Park Pty Ltd (ACN 107 356 650) (**Frasers Property**) in NSW (**Eligible Property**). This Offer is subject to these terms and conditions.
2. This promotion commences on 27 July 2022 and ends on 30 September 2022 (**Promotion Period**), or such earlier time as all Eligible Properties have been sold.
3. The Offer is available to the first six purchasers eligible for this Offer (Eligible Purchasers) who enter into a contract for sale for an Eligible Property (**Contract for Sale**) during the Promotion Period in accordance with the terms and conditions of this Offer.
4. The Offer entitles an Eligible Purchaser to pay only \$10,000 of the deposit required under a Contract for Sale on exchange of the Contract for Sale. The balance of the deposit will be payable in the following instalments:
  - a. Top up to 3% of the purchase price on the date that is 3 months after exchange of the Contract for Sale;
  - b. Top up to 5% of the purchase price on the date that is 5 months after exchange of the Contract for Sale;
  - c. Top up to 7.5% of the purchase price on the date that is 10 months after exchange of the Contract for Sale; and
  - d. Top up to 10% of the purchase price on the date that is 14 months after exchange of the Contract for Sale.
5. If a Contract for Sale is completed or terminated for purchaser default, the full amount of the deposit, i.e. 10% of the purchase price would be payable.
6. To be eligible for the Offer, a first home buyer (Eligible Purchaser) must:
  - a. not require Foreign Investment Review Board (FIRB) approval to purchase the Eligible Property;
  - b. purchase the Eligible Property directly via Frasers Property or Frasers Property Real Estate Pty Ltd and not via an external agent engaged by Frasers Property;
  - c. be one of the first six Eligible Purchasers to enter into a Contract for Sale during the Promotion Period;
  - d. settle the purchase of the Eligible Lot by the settlement date stated in the Contract of Sale (**Settlement Date**);
  - e. otherwise comply with these Terms and Conditions and the terms set out in the Contract for Sale; and
  - f. be approved for this Offer by Frasers Property's NSW Sales and Marketing Director prior to entering into a Contract for Sale.
7. Frasers Property reserves the right to cancel or extend the Offer at any time, or to include additional properties in the Offer. Frasers Property reserves the right to withdraw an Eligible Property from this Offer at any time.
8. All other terms and conditions in the Contract for Sale apply. To the extent of any inconsistency between these Terms and Conditions and the Contract for Sale, the Contract for Sale will prevail.
9. This Offer cannot be taken in conjunction with any other offer made by Frasers Property from time to time without Frasers Property's prior written approval.



10. Prices and availability are subject to change without notice.
11. Eligible Purchasers must rely on their own enquiries and the Contract for Sale.
12. The Offer is not an offer of finance. Frasers Property takes no responsibility and is not liable for the Eligible Purchaser's stamp duty, strata levies or other tax liabilities or government charges.
13. References to Frasers Property mean the relevant developer named in paragraph 1 or Frasers Property AHL Pty Ltd ACN 008 443 696, its related bodies corporate (as defined under the Corporations Act 2001) and includes its officers, employees, contractors or agents, as relevant.
14. These Terms and Conditions are governed by the laws in force in New South Wales.
15. If any provision of these Terms and Conditions is held to be invalid, void or for any reason unenforceable, such provision is deemed to be struck out and will not affect the validity and enforceability of the remaining provisions. All information contained within the Contract takes precedence over these terms and conditions.