



## TERMS & CONDITIONS

**LIMITED OFFER – Plus up to \$20K in Incentives Campaign.**

**For those eligible for the First Home Buyers Grant you may save up to \$35K.**

### **Standard Terms and Conditions**

These standard Terms and Conditions apply as set out below.

1. The Frasers Property Australia (FPA) “5% Rental Guarantee Offer” and “Owner Occupier Pack Offer” are the subject of these terms and conditions each an (“**Offer**”) eligible purchasers (“**Eligible Purchasers**”) on selected stock available within the Kingston and Vicinity Apartment Developments (“**Eligible Lot**”).
2. This promotion commences on 7<sup>th</sup> January 2017 to the end of the promotion which will be 20<sup>th</sup> March 2017.
3. An Eligible Purchaser can choose one offer only, either the “5% Rental Guarantee Offer” or “Owner Occupier Pack Offer”. This choice must be made at the time of entering into the Contract of Sale for an Eligible Lot.
4. FPA reserves the right to cancel or extend the Offers at any time, or to include additional lots in the Offer.
5. FPA reserves the right to withdraw from the sale of the individual lot at any time.
6. If the Eligible Purchaser does not complete the purchase of the property by the date that is (3) three Business Days prior to the settlement date stated in the Contract of Sale, or if the settlement is extended by request or default by the Eligible Purchaser, the Eligible Purchaser will not be entitled to the Offers.
7. To receive the offer, settlement of the Eligible Lot must occur in accordance with the Contract of Sale.
8. The Offer is not redeemable for cash.
9. The Offer is not available with extended settlement dates.
10. All other terms and conditions in the Contract of Sale apply.
11. The Offer cannot be taken in conjunction with any other offer made by FPA from time to time without FPA’s prior approval.
12. Prices and availability are subject to change without notice.
13. Eligible Purchasers must rely on their own enquiries and the Contract of Sale.
14. FPA takes no responsibility and is not liable for the Eligible Purchaser’s stamp duty, strata levies or other tax liabilities.

## **Rental Guarantee Offer**

In addition to the standard Terms and Conditions outlined above, the following Terms and Conditions apply to this offer.

- a) The Rental Guarantee offer ("**Rental Guarantee Offer**") is only available for Eligible Purchasers during the Promotion Period, who enter into a property management agreement with FPA for the period of the rental guarantee.
- b) The Rental Guarantee Offer entitles the Eligible Purchaser to receive a rental guarantee from the seller from the period commencing on the date of settlement and finishing on the date that is up to 36 months after settlement.
- c) The amount of the rental guarantee is equivalent to the difference between the rent actually received on a lot during the 36 month period following settlement and an amount equivalent to 5.0% per annum of the purchase price of that lot. The property management fees payable by the purchaser will be deducted from the guaranteed rental amount ("**Maximum Guaranteed Amount**").
- e) The total amount of the rental guarantee is capped at the Maximum Guaranteed Amount.
- d) The parties acknowledge and agree that from the settlement date of the Contract of Sale, the Eligible Purchaser is responsible for the payment of all charges, costs and expenses in respect of the Property, including (but not limited to):
  - All rates, taxes, charges (including fixed charges) and other similar expenses payable in relation to the Property (whether periodically or not);
  - All strata levies payable for the Property; and
  - All land tax payable for the Property.
- f) The amount of any guarantee payment will be made by the seller on a monthly in arrears basis, payable into the bank account nominated by the Eligible Purchaser.
- h) The seller has no liability for the Rental Guarantee Offer and does not cover any outgoings of the Eligible Purchaser in connection with a lot.
- i) The seller has no liability in connection with any damage or loss caused or contributed to by any tenant that occupies a lot.
- j) The Eligible Purchaser is also entitled to the following inclusions:
  - Builder's Standard range slim line Venetian Blinds by Sunblock Blinds (standard colour only) excluding wet areas and laundry.
  - Dishwasher – SMEG – DWAU214X.
  - Depreciation Schedule.

## **OWNER OCCUPIER PACK**

In addition to the standard Terms and Conditions outlined above, the following Terms and Conditions apply to this offer.

- a) The Owner Occupier Pack offer (**“Owner Occupier Pack Offer”**) is only available for Eligible Purchasers during the Promotion Period.
- b) The Owner Occupier Pack Offer entitles the Eligible Purchaser to receive the following items on settlement of the lot:
  - Cash benefit in the sum of \$20,000 (inclusive of GST) which will be provided by the Seller at settlement by way of a settlement adjustment.