

**EXCLUSIVE
OFFER**



ThriveHomes

join the first home buyer's club

**and receive a \$20k home discount
on house and land packages from \$450k - \$650k.**

TERMS AND CONDITIONS

- "First Home Buyer Club" promotion (hereinafter referred to as offer) is valid to First Home Buyers who are Thrive new customers buying a house and land package on a specified Lot and who build with Thrive Homes Pty Limited (Thrive).
- This promotion is available to all new First Home Buyer customers who pay a reservation fee of \$2,000 to secure a specified lot between 9.00am on 15th November 2019 and 5.00pm on 26th of January 2019, and who proceed to:
 - (i) unconditionally exchange a land contract with the owner of the land 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 Thrive and pay the requisite deposit within twenty one days of build contract issued date, time being of the essence.
- Eligible new customers are entitled to:
 - \$20,000 discount off the building contract price as reflected in the Quotation issued by Thrive
 - \$10,000 Land rebate (exclusive to Rawson Communities Pty Limited (Communities) land only – Aspect, Horizon, and Seaside)
 - Exclusive access to Thrive's First Home Buyer online forum
 - Special gift at handover of your new home
 - Access to exclusive future deals
 - \$1,000 Friends and Family Referral Bonus per family and friend that you refer and who enter into a building contract with Thrive
- In order to be an eligible First Home Buyer you must satisfy the following:
 - At least one of the customers must be an Australian Citizen or permanent resident; and
 - All customers must never have owned, or co-owned residential property in Australia
- A statutory declaration warranting that the above conditions have been met will need to be signed and witnessed by a Justice of the Peace or other approved witnesses and submitted to Thrive when signing the building the contract.
- A "new customer" refers to anyone who has not yet paid a reservation fee on a house and land package with Thrive.
- This offer is not valid in conjunction with any other promotion, discount or offer available from either Communities or Thrive.
- "Specified lot" is strictly limited to:
 - Aspect Austral Lot 141;
 - Horizon Marsden Park Lots 244, 245, 247, 264, and 265;
 - Seaside Fern Bay Stage 14 Lots 6, 7, 11, 13, 21 and 26;
 - 1881 Tullimbar Lots 272 and 273;
 - Calderwood Lot 3536, 3660
 - Clifftleigh Meadows Maitland Lots 6, 49, 868
 - Cow Pasture Austral Lot 264;
 - Highland Green Cooranbong Lots 17, 18, 19 and 20;
 - Hilltop Park Warnervale Lots 150;
 - Huntlee North Rothbury Lots 263, 1759, and 1760;
 - Mount View Bellbird Lots 312, 313, 203
 - Realm Austral Lot 5;
 - Watagan Rise Paxton Lot 712;
 - Wirraway Thornton Lot 3110; and
- House discount – as reflected in the advertisement and Quotation issued by Thrive. The value of the discount is inclusive of GST.
- \$10,000 off Land – \$10,000 will be paid by way of a settlement adjustment in the purchaser's favour at settlement of the land contract. The 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 the 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, Rawson and Thrive from any liability arising from the failure to disclose the terms of this offer. Refer to the land contract for full terms and conditions relating to the \$10,000 Land rebate offer.
- 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 with 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.
- Any photographs, artist impressions and other pictures associated with this promotion, and all other collateral, print materials, website and online products of Communities, and Thrive are for illustrative purposes only.
- Participation in this offer is deemed acceptance of these Terms and Conditions.
- Effective as of the 5th December 2019.

Estate & Lot Number: _____

Purchaser 1 Signature: _____

Date: _____

Purchaser 2 Signature: _____