THE HORSHAM RESIDENCES

# Executive Summary of Terms of Contract.

*This summary is provided for your convenience. In the event of any inconsistency between the Executive Summary and the Sale & Purchase contract, the further Terms of Sale of the Agreement shall prevail.*

## PROPERTY DETAILS (example only)

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| **Legal address** | 225–235 Horsham Road, Rototuna North, Hamilton |
| **Lot number** | Lot ________ and the House Plans will be attached to the agreement. |

## FINANCIALS

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|---|---|
| **Purchase price** | $________________ (Inclusive of GST) |
| **Deposit** | Clause 2.0. 10% of the Purchase Price, payable to the Vendor's Solicitor's Trust Account upon fulfillment of conditions. |
| **Balance of purchase price** | Clauses 3.1 & 3.2, Payable in one lump sum to the Vendor's Solicitor on the Settlement Date. |
| **Interest rate (late settlement)** | 14% per annum |

## FINANCIAL INCENTIVES

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| **Deposit Bond** | The **Vendor** will accept a Deposit Bond as satisfaction of the **Purchaser's** deposit obligations to pay a cash deposit on execution of the agreement. See "How to Purchase" for more information. |
| **1% Interest Rate Contribution** | The Vendor will contribute up to $5,000 for mortgage interest payments to assist your cash flow for one year. Go to the website and "How to Purchase". |
| **1-Year Rental Guarantee (Investors)** | The Vendor and Easy Rent will offer Investors a rental "Top Up" to 4.85% gross for one year to purchasers of one of 5 homes. |

## CRITICAL TIMELINES

*From the date of the contract, see General Conditions, Clauses 9.1 to 9.10.*

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| **Clause 21** | Purchasers Solicitors' Approval. 10 working days. |
| **Clause 22** | Purchasers' Due Diligence Approval. 10 working days. |

**Acknowledgments.** The Purchaser acknowledges they have been provided with the REAA Purchaser's Guide to Buying Residential Property.

## GUIDE TO APPENDICES

Please review the following documents, which, together with the Sale and Purchase Agreement, form the entire contract.

### TECHNICAL APPENDICES

**Appendix 1. Scheme Plan:** The Resource Consented Plan of the Development.

**Appendix 2 & 2A. Plans & Specifications:** Stage Site Plan, Elevation, Floor Plan, and Specifications for the Lot number, the subject of the contract.

**Appendix 3. Acknowledgment Form:**

**Appendix 4. Prescribed Disclosure and Checklist:**

**Appendix 5. Land Covenants:** Guidelines regarding the future use of the house and land.

## CONSUMER PROTECTIONS & DISCLOSURES

**Building Act 2004 Disclosure (Appendix 4):** Mandatory checklists and disclosures under the Building Act. See MBIE's "Know your rights" – Homeowners Guide.

**Certified Builder:** (See website "Who are We") Only a Certified Builder can offer the **Halo 10-year Guarantee**, ensuring your home is built with confidence. Go to the website **www.cbnz.nz/homeowners/** and, on the Horsham Residences website, see the Price List for premium costs.