



## THE HORSHAM RESIDENCES

# Executive Summary of Terms of Contract.

*This summary is provided for your convenience. In the event of any inconsistency, the General Terms and Further Terms of Sale of the Agreement shall prevail.*

## PROPERTY DETAILS

|                      |  |
|----------------------|--|
| <b>Legal address</b> | 225 Horsham Road, Hamilton ("Horsham Residences")  |
| <b>Lot number</b>    | Lot _____ as per Scheme Plan, House Plans and Specifications attached to this agreement. |

## FINANCIALS

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

## FINANCIAL INCENTIVES

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| <b>Deposit Bond</b>                        | <b>\$10,000.00</b> buys a <b>Zero Cash Deposit Bond</b> . See "How to Purchase" on the website and the Variation Agreement.   |
| <b>1% Finance Offer</b>                    | One-year <b>1% mortgage subsidy</b> to assist your cash flow. See "How to Purchase" and the Variation Agreement.              |
| <b>2-Year Rental Guarantee (Investors)</b> | The Vendor and Easy Rent offer Investors a rental "Top Up" to <b>4.85% gross for two years</b> . See the Variation Agreement. |

## CRITICAL TIMELINES

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

|                    |  |
|--------------------|--|
| <b>Clause 9.1</b>  | Finance approval — 10 working days.  |
| <b>Clause 21</b>   | Purchaser's solicitor's approval — 10 working days.  |
| <b>Clause 22</b>   | Vendor's solicitor's approval — 10 working days.   |
| <b>Clause 23</b>   | Purchaser's due-diligence approval — 10 working days.  |
| <b>Sunset date</b> | The Vendor, under Clauses 25.0 and 23.0 of the Further Terms of Sale, may cancel this agreement after 18 months of the Purchaser approving the plans and specifications and the Vendor not obtaining a Building Consent. |

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

## GUIDE TO APPENDICES

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

### TECHNICAL APPENDICES

**Appendix 1 — Scheme Plan.** A resource-consented plan of the entire property and the stages of development.

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**Appendix 2 & 2A — Plans & Specifications.** Stage site plan, elevation, floor plan, and specifications for the Lot number that is the subject of this contract.

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**Appendix 3 — Acknowledgment Form.** Confirmation of the agreed plans and specifications.

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**Appendix 4 — Prescribed Disclosure & Checklist.** Insert Pragma 10-year Guarantee Letter.

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

## CONSUMER PROTECTIONS & DISCLOSURES

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**Building Act 2004 disclosure (Appendix 3).** Mandatory checklists and disclosures under the Building Act. See MBIE's "Know your rights" — Homeowner's Guide in "How to Purchase".

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**Certified Builder.** Only a Certified Builder can offer the **Halo 10-year Guarantee**, ensuring your home is built with confidence. [www.vbnz.nz/homeowners/](http://www.vbnz.nz/homeowners/)

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