

Incentive Term and Conditions

Customer:	Incentive available:
First time buyers	Furniture pack to the value of £6,000* OR Utility bills paid for two years* AND £4,000 towards buying costs* *Subject to availability
Second time buyers or investors	The total equivalent to the stamp duty payable based on the agreed purchase price *Subject to availability

1. This offer is available on selected plots only: Plots 233 and 234
2. The total value of the stamp duty, utility bills or buying cost incentive is capped as a one-off sum which will be made available by way of deduction from monies due at completion of the purchase.
3. Erith Hills LLP, L&Q or Anderson will not be responsible for direct payments to any lenders, solicitors or third parties and all other monthly commitment charges will remain as advised. It is the responsibility of the purchaser to pay all monthly commitment charges, including payment of service charges, ground rents and mortgage payments.
4. Should the furniture pack be selected the Quarry LLP will make a direct payment to Vesta interiors to cover the cost of the furniture up to the value of £6,000, or the cost of a one bedroom set furniture pack. Any deviation or additional items requested will remain the responsibility of the buyer to cover costs outside of this amount.
5. Should furniture not be required, a contribution towards buying costs of £6,000 may be selected, to be payable at completion of the purchase.
6. Two years utility bills shall be calculated based on an assumption of £250 per month for 24 months = £6,000. This contribution is set and will not be adjusted should usage exceed this. Individual circumstances, household size and usage will affect monthly costs
7. Stamp Duty will be calculated based on the agreed sale price of the home and the value according to www.stampdutycalculator.org.uk

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8. Intention to take advantage of any offer must be disclosed at the time of reserving the property before any other discount is applied and recorded on the Reservation Form.
9. This offer is subject to status and availability and individual approval.
10. This offer is available on all reservations taken on or before 28th February inclusive.
11. Offer cannot be used in conjunction with any other offer, discount, or incentive unless otherwise stated or agreed.
12. Exchange of contracts must take place within 28 days of the legal pack being issued. If the property is ready for occupation completion must take place within 10 working days of exchange, otherwise completion will be on notice until the home is ready for occupation.
13. Purchasers are not restricted from instructing solicitors or mortgage brokers of their own choice; however the incentive is only applicable to those purchasers who instruct a solicitor from the set panel and meet the above criteria.
14. We reserve the right to remove this offer at any time.