

# Terms and Conditions - Bay of Plenty House and Land Packages

- House and Land Packages (HLPs or 'package') are a concept only and are not currently under construction by Stroud Homes.
- The advertised HLP price is only applicable to the specific land and home design listed and may change at any time without notice.
- The HLP price is inclusive of the Fully Loaded Inclusions offered by Stroud Homes at the time of advertising and excludes any promotional offers or upgraded items unless otherwise stated in the description of the package.
- Stroud Homes reserve the right to withdraw or change any HLP without notice.
- Packages are subject to the availability of the land; the land is not supplied by Stroud Homes and may become unavailable any time without notice.
- Stroud Homes is not responsible for the land contract.
- A Preliminary Agreement must be entered into; including deposit paid and the conditions of the preliminary agreement must be met prior to obtaining a build contract with Stroud Homes.
- The build contract will be supplied by, and at the discretion of, Stroud Homes.
- The advertised package price may vary from the final combined price of the land contract and house contract.
- Additional costs may be incurred for any upgraded items selected that are not included in the package description.
- Additional cost may be incurred for any changes made to the floor plan or house design at the client's request. (See change vs adjustment)
- There may be additional cost associated with building on the land that are not included in the package price including but not limited to additional site works, essential services infrastructure, bushfire and acoustic compliance.
- The package or house design may change at any time for the purposes of compliance with local council requirements and covenant approval; and this may result in additional costs.
- Façade images are artist's illustration only and may show items that are not included in the package price.
- Images and photographs are an example only and may have representations of fixtures and upgraded items not included in the package price or Fully Loaded Inclusions of Stroud Homes.
- Additional costs may be incurred by the purchaser of the land and home that are not included in the package price including but not limited to stamp duty and legal fees.
- Any additional cost associated with the land contract over and above the advertised cost of the land is not included in the package price.