

THE BUYING PROCESS AND PAYMENT TERMS

We will be offering three payment plans, as follows:

- ❖ Option 1: Cash payment with discount
- ❖ Option 2: Stage payments
- ❖ Option 3: Deposit, stage payment, completion payment.

ALL OPTIONS HAVE A RESERVATION REQUIREMENT OF €5,000

Option 1

Full payment up front (immediate 5% discount on list price), this option also carries a two year 5% rental guarantee (a developer furniture pack must be purchased, to ensure standardisation)*

Option 2

This option carries a one year 5% rental guarantee* plus a furniture pack worth up to €8,500. The expected stage payment dates are as follows:

<u>Stage</u>	<u>Date</u>	<u>Payment</u>
❖ Promissory contract		30% less reservation (30 days after promissory contract)
❖ Start of build	Est. Jul 2008	
❖ 1. Ground works	Est. Sep 2008	20%
❖ 2. Foundations	Est. Apr 2009	20%
❖ 3. Roof level	Est. Sep 2009	20%
❖ 4. Completion	Est. Oct - Dec 2010	10%

Option 3

This option carries a one year 5% rental guarantee* (a developer furniture pack must be purchased, to ensure standardisation). The expected payments are as follows:

<u>Date</u>	<u>Payment</u>
❖ 30 days from promissory contract	30% less reservation
❖ 120 days	30%
❖ Completion	40%

Mortgages available on option 2 & 3. Subject to status.

*** Conditions apply. Unit must be made available to developer during period of rental guarantee. 3 weeks' FULLY INCLUSIVE owner's usage per annum (1 peak & 2 off-peak)**

Payments into solicitors' escrow account: The Byrne Practice, 10 South Parade, Bawtry, DN10 6JH
Account name: The Byrne Practice, escrow account, Lloyds Bank, High St., Doncaster, DN1 1BH
Account no.: 86286392 Sort code: 30-92-68 IBAN: GB19LOYD30926886286392 BIC: LOYDGB21425