

**Exclusive
opportunity
for first home
buyers in
Auckland**



**Looking to buy your first home
in a family friendly community?**

**Here is your opportunity to secure a brand new
2 bedroom terrace home in our popular Whenuapai location.**

From today, we are excited to offer First Home Buyers in Auckland, who meet the eligibility criteria, the opportunity to purchase an Affordable Home in Whenuapai.

End terraces are priced at \$789,000, and middle terraces are priced at \$769,000. These homes will be allocated on a 'first in' basis.

Whenuapai

Buyer Information



- Limited Release - we have a limited number of these desirable 2 bedroom terrace homes available as part of this special offer.

- **House Prices:**

End Terrace \$789,000

Middle Terrace \$769,000

Pricing for Affordable Homes is set by Auckland Council and is not negotiable.

- Buyers must meet **all** of the eligibility criteria outlined in this Information Pack.
- This offer is only available for a limited time and will operate on a 'first in' basis.
- Please contact our Whenuapai Sales Team for more information.

Photos of each house type

Middle Terrace



End Terrace



Eligibility Criteria

Purchasers must meet the following eligibility criteria to purchase one of the Fletcher Living Affordable homes in Whenuapai.



➤ ELIGIBILITY CRITERIA FOR EACH PURCHASER

1. Your total gross household income* does not exceed 120% of the Auckland Median Household income per annum of \$105,225.00** for the financial year in which you make the Statutory Declaration which equates to **\$126,270.00** per annum.
2. You live in Auckland and you have a legal right to and intend to own and occupy the Affordable dwelling exclusively as your own residence for not less than 3 years after settlement.
3. You are a first home buyer and have never owned any other property, whether alone or jointly with other persons or entities.
4. You are a New Zealand citizen or permanent resident, a current tax resident and residing in New Zealand.
5. You are purchasing the Affordable home in your own name and not in the name of any other person, company, nominee, trust or any other legal entity.

The Affordability criteria is set by the council under the resource consent and is not something we have the ability to vary or waive.
* Total gross household income means the combined income of all persons sharing the house as their primary place of residence other than those persons who are independent flatmates. Combined income includes every source of income received by the household residents however arising from wages, pensions, investments, rental incomes and money from any source and prior to any deductions for tax or other deductions/expenses. ** Calculated at 120% of the Auckland median household income of \$105,225.00 p.a. - based on data published in June 2021.

Continued ▶

➤ PROCESS & TERMS AND CONDITIONS

Step 1

Check you comply with the Eligibility Criteria. If you are in doubt, we suggest you discuss this with your solicitor.

Step 2

If you have completed Step 1 and wish to purchase, you will need to:

Complete and submit the **Affordable Home Form** and have send this through to one of our Fletcher Living New Home Consultants..

Step 3

A member of our sales team will contact you to arrange an appointment to view one of these homes.

Sign the Agreement for Sale and Purchase

If you wish to proceed with the purchase, you will need to sign an Agreement for Sale and Purchase and pay a \$5,000 deposit within 2 days of signing. The remaining \$15,000 is due upon satisfaction of the purchasers conditions.

Please note that settlement dates will vary and we anticipate these homes will settle between April - July 2022.

Contact Details

Contact one of our New Home Consultants for more information



Roselyn Chand

rchand@frl.co.nz
027 586 8472



Debbie Dickens

ddickens@frl.co.nz
027 203 4802



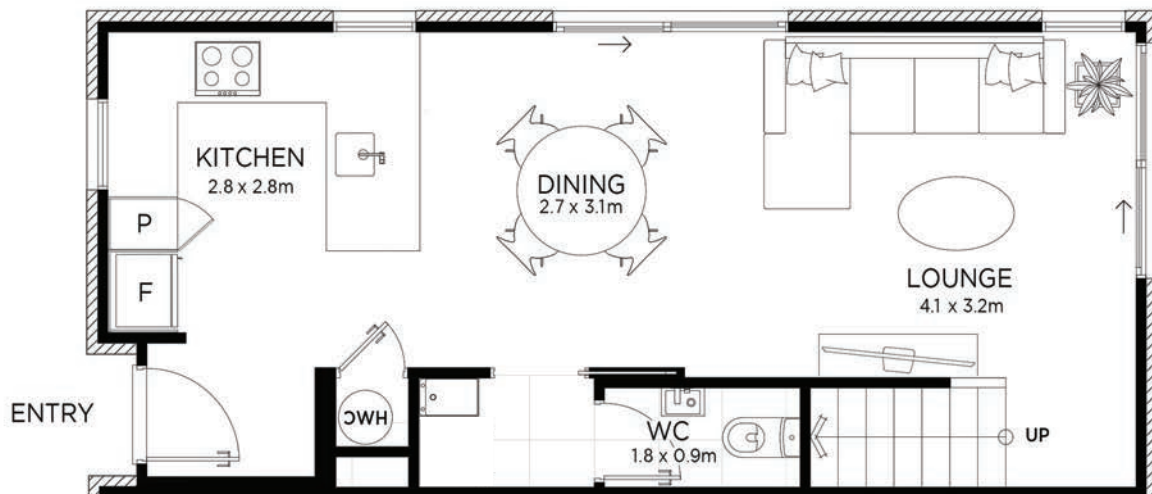
Richard Du
Chinese Speaking
Specialist
rdu@frl.co.nz
027 564 5709

Floor Plan Layout - End Terrace

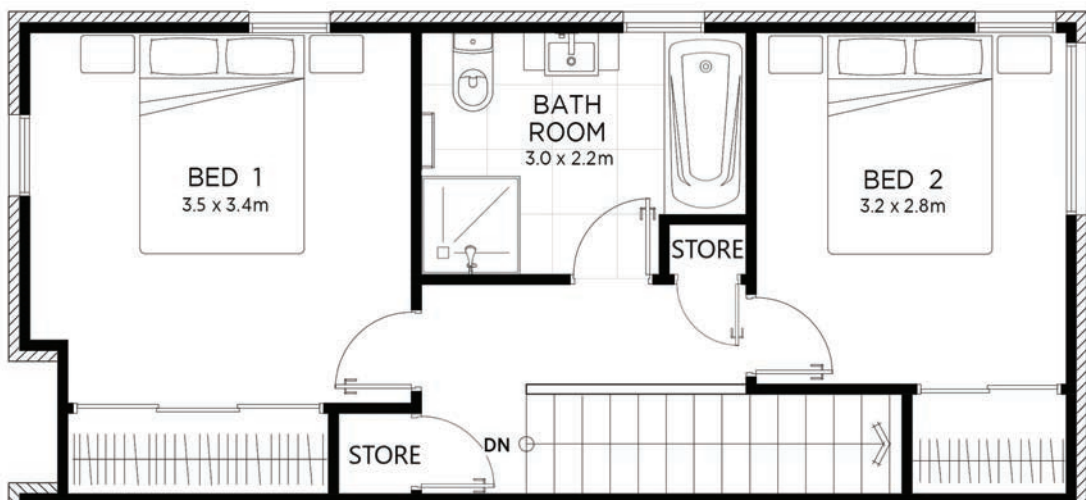


Please note: Floor layout is indicative only and may be a mirror-image or similar depending on the property purchased. The specifications, details and information (including size and layout) set out on these floor plans are indicative only and may be subject to change.

Ground floor



First floor

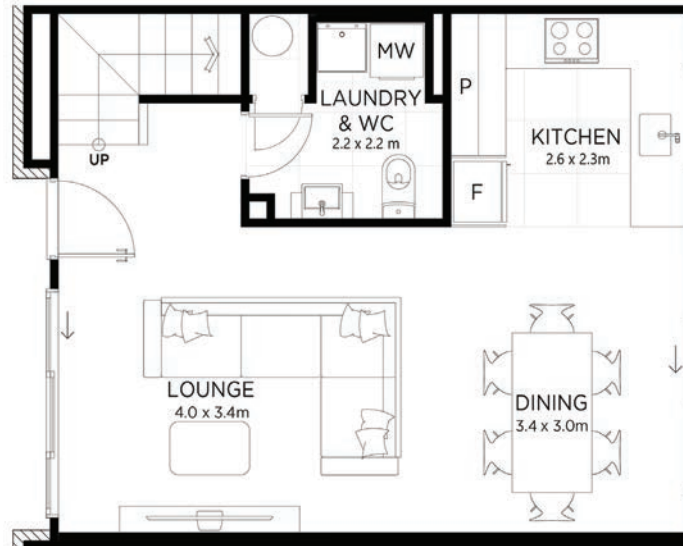


Floor Plan Layout - Middle Terrace

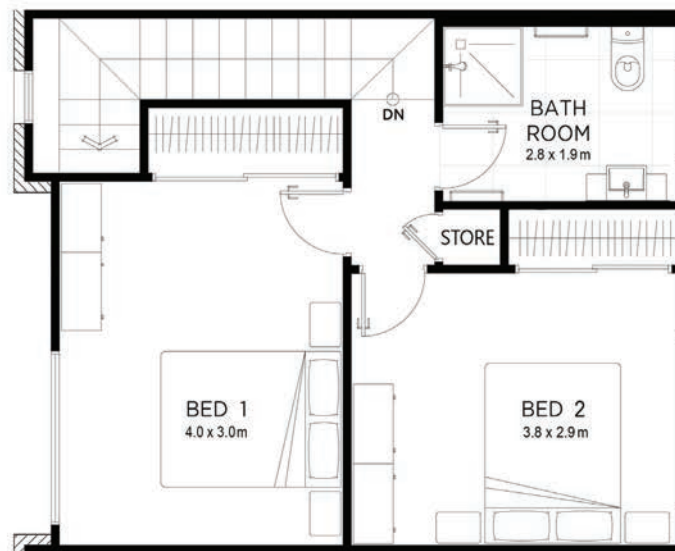


Please note: Floor layout is indicative only and may be a mirror-image or similar depending on the property purchased. The specifications, details and information (including size and layout) set out on these floor plans are indicative only and may be subject to change.

Ground floor



First floor



Site Masterplan



Affordable Homes

Whenuapai

4-5 Bedroom Homes

2-3 Bedroom Homes

- 5 bed
- 4 bed
- 4 bed
- 2 garage
- 2 garage
- 1 garage

- 3 bed
- 3 bed
- 3 bed
- 2 bed
- 2 bed
- 2 bed
- 2 bed
- 2 garage
- 1 garage
- 1 car pad
- 1 carpad
- 2 car pad
- 1 car pad

Terms & Conditions

Homes being sold prior to completion by Fletcher Living are subject to the following considerations:

- Our homes are thoughtfully designed with neutral colour tones and quality fixtures and fittings. You can rest assured that our experienced design team has selected the best colour schemes for your home. Please note that we are unable to accommodate any variations to the specification or colour scheme of your home.
- Our homes are fully landscaped to enjoy from the moment you move in. When driving around the development you can see the thought that has gone into ensuring our streetscapes look great. Your home will have a similar landscaping theme to those homes already completed but please note that the landscaping plan provided (if applicable) may change slightly due to the availability of plants or logistical considerations.
- Our homes will be constructed as per the plans supplied to you however at times it may be necessary for our construction team to make minor changes to the homes on site. This may be to accommodate design or aesthetic improvements.
- At Fletcher Living we are serious about the Health and Safety of our customers and contractors and take all steps necessary to ensure everyone is safe. It is for this reason that we have processes in place that restrict access to our customers until homes are completed. Once the home is fully completed you will be invited to come and view your new home.
- Any Land Covenants will be discussed in detail when you complete the Sale and Purchase Agreement. If you would like to understand the covenants for this location and for your home prior to this our sales team are more than happy to discuss this with you.
- Settlement date will be as stated in the Sale & Purchase Agreement. An earlier settlement date may be possible but only in the event that we have received the Code of Compliance Certificate (CCC) and will be subject to mutual agreement between Fletcher Living and the Purchaser.
- 5 to 7 days prior to your settlement date our sales team will conduct a full demonstration of the features of your new home. At the end of the demonstration you will be asked to sign a Completion Certificate confirming that your home has been completed as per the contract.

The Fletcher Living Advantage

MORE TIME FOR YOU

Built with care and attention to detail.

Our homes are low maintenance, easy to care for and come with modern appliances from trusted brands. We've even completed the landscaping for you, so you can spend less time working on your home and more time on the things you enjoy.

MODERN, COMFORTABLE HOMES

Feel at home the moment you walk through the door.

Packed full of quality features and modern appliances, our light-filled homes provide a welcoming sense of space. Double-glazed, well insulated, warm and dry, we pride ourselves on creating comfortable, healthy homes that New Zealanders love to live in.

DESIGNS INSPIRED BY LIFE

We design for modern living.

Our architecturally designed homes vary from compact, urban apartments to spacious family homes, reflecting the unique needs of our buyers. We consider how homes are lived in and create layouts that are versatile and adaptable. On-trend interior colours and finishes provide a blank canvas for you to add your own unique style.

A COMMUNITY YOU'LL BE PROUD OF **We carefully choose locations with access to amenities and services.**

We're passionate about creating neighborhoods that have a classic Kiwi identity and strong sense of community. We achieve this by incorporating the right balance of walkways, parks and playgrounds as well as considering access to the wider amenities that support our neighbourhoods like transport, schools and shopping.

BUY WITH CONFIDENCE

A team of experts, here to help.

Our New Home Consultants are knowledgeable experts who will walk you through our showhomes and the sales process, keeping you well informed along the way. Behind each home is a highly experienced team who has been involved from design through to your handover. We've been trusted homebuilders in New Zealand since 1909 so when we say we're here for you, we mean it.

Affordable Home Form

Purchaser 1 Details

Name:

Address:

Email:

Date:

Phone:

Purchaser 2 Details

Name:

Address:

Email:

Date:

Phone:

Residency

Purchaser 1 - Are you a NZ citizen or permanent resident? Y N

Purchaser 2 - Are you a NZ citizen or permanent resident? Y N

Property Status

- Currently own property/land in NZ or overseas
- Previously owned property/land in NZ or overseas
- Have never owned property/land in NZ or overseas

Financial Status

Please acknowledge that you are confident you would be able to meet the deposit requirement of \$5,000 within two working days of signing the Sale and Purchase Agreement, and a further \$15,000 payable on satisfaction of the conditions inserted for the sole benefit of the purchaser

Bank pre-approved lending Value \$

Undertakings

By signing the below I confirm acknowledge and agree the following matters with Fletcher Residential Limited T/A Fletcher Living (“Fletcher Living”):

1. I/We have been provided with, read and considered the Fletcher Residential Ltd T/A Fletcher Living brochure and the Affordable Homes Terms (provided with this form, for the purchase of the Affordable Home), and accept them in full.
2. If false or fraudulent information has been provided for the assessment of Fletcher Living, then any such eligibility becomes null and void.
3. I/We agree to sign a Sales and Purchase Agreement either in person at our showhome, or online as organised with our Sales Consultants within 48 hours
4. I/We understand that Fletcher Living has the right to decline my/our application if it does not meet the eligibility criteria.
5. I/We acknowledge that the homes are allocated on a random basis and that specific properties are not able to be requested.

Purchaser 1 Signature: **Date:**

Purchaser 2 Signature: **Date:**

Attachments

Please ensure the following is enclosed with your application

- Pre-approval acknowledgment from your bank that you are able to meet the listed price of your home
- Identification - drivers license/ passport

Privacy Statement

The information that you provide to Fletcher Residential Ltd will be used to:

Assess if you meet the eligibility criteria for an Affordable home within the Whenuapai area; This information will be held by Fletcher Residential Ltd and any other authorised person/ agency in accordance with the Privacy Act 2020. You have the right to access, or request the correction of, any information held by Fletcher Residential Ltd about you or your application. You agree that Fletcher Residential Ltd can use this information for future communication in relation to your home purchase.