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## Hallmark Homes Price Hold Promotion – Terms & Conditions

Effective Date: 29/09/2025

End Date: 30/11/2025

Promotion Name: Hallmark Homes Price Hold Promotion

Version: 1.0

### 1. Overview

The Hallmark Homes Price Hold Promotion is intended to provide customers with confidence and price certainty during their build journey. Under this offer, Hallmark Homes will honour the Base House Price of a home design from the date the initial deposit is received, subject to and in accordance with the terms and conditions set out in the HIA Contract QC1.

### 2. Terms

- a) Offer applies to new customers only who pay an initial deposit within the effective period of this promotion.
- b) This promotion is only available to customers where land is unregistered as at the date of paying the initial deposit.
- c) This promotion is not available to existing clients.
- d) Price Hold Promotion applies to Hallmark Homes' Base House Price only from the date the initial deposit is received.
- e) Customers must meet all required Deposit, Tender, Contract and Site Start milestones within the Milestone Condition timeframes outlined below.
- f) Subject to and in accordance with the terms, conditions and Anticipated Start Date set out in the HIA Contract QC1.
- g) The terms and conditions set out in this document supersede Item 1 noted in the Preliminary Services Agreement Terms & Conditions.

### 3. Base House Price Definition

For the purposes of this offer, the “Base House Price” is defined as:

- a) The advertised price of the selected Hallmark Homes design at the time of paying the initial deposit.
- b) The Base House Price excluding all other costs (such as but not limited to) upgrades, facades, promotional inclusions, site costs, variation items and allowances.

### 4. Exclusions

The Price Hold Promotion does not apply to the following items:

- a) House and land packages negotiated outside standard pricing.

### 5. Promotion Structure

Land Registration Milestone Must Be Achieved Within:	Price Increase Applied to Base House Price
0-9 months (from date of initial deposit)	0% (Price fully held)
10-12 months (from date of initial deposit)	2.5% increase on Base House Price only



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Land Registration Milestone Must Be Achieved Within:	Price Increase Applied to Base House Price
13-15 months (from date of initial deposit)	5% increase on Base House Price only
Note: After 16 months, from the initial deposit, if your land has not registered the Price Hold Promotion will expire and the Contract may be terminated, or a revised price may be applied.	

## **6. Lower Price Protection Clause**

At the Building Approval milestone, Hallmark Homes will determine the Base House Price increase (if applicable) by comparing:

- a) The increased price (e.g.: Base House Price + 3% increase), vs.
- b) The current advertised Base House Price for the same home design.

The customer will pay the lower of the two prices.

*Example: If the increased Base House Price at 13 months = \$330,000 but the current advertised Base House Price for the same house design is \$320,000, the customer will only pay \$320,000.*

## **7. Milestone Conditions (required to maintain promotion validity)**

- a) Tender Letter must be signed and the second deposit paid within 14 calendar days from the date the Tender is issued by Hallmark Homes head office.
- b) HIA Contract must be signed within 14 calendar days from the date the contract is issued by Hallmark Homes head office.
- c) Payment must be received in full for the total amount of the QBCC Insurance premium within 7 calendar days from the date the contract is signed.
- d) Hallmark Homes on average require a minimum of 90 days to commence construction work on site after the customer is the registered landowner of the site. This must be factored into the timing by the Customer.

## **8. Hallmark Homes Discretionary Rights**

- a) Hallmark Homes may make changes to, pause, or discontinue the Price Hold Promotion at any time before the HIA contract is signed, and this may occur without prior notice.
- b) If the customer delays the progress of any milestone or introduces scope changes that alter the home design or pricing after contract signing, Hallmark Homes reserves the right to reprice the full contract, at our discretion.
- c) Hallmark Homes reserves the right to extend the date in Schedule 1, Item 14.0 'Anticipated Start Date' in the HIA Contract via a Post Contract Variation.
- d) Failure to meet any of these conditions may result in Hallmark Homes withdrawing the Price Hold Promotion, terminating the Contract and repricing the full contract, at our discretion.

## **9. Expiration of Promotion**

- a) If the land has not been registered within 9 months of the initial deposit being received, the Price Hold Promotion will expire, and all future pricing will revert to the current advertised price at that time, unless otherwise documented and agreed to in writing via a Post Contract Variation.