

House & Land packages - Lot 3410 & 3411 Calderwood

Nathan Klein <nklein@mcdonaldjones.com.au>

Sat 1/02/2020 8:05 AM

To: ralph carrion <ralph.carrion@hotmail.com>; amanda_carrion@hotmail.com <amanda_carrion@hotmail.com>
Cc: Len Lovell <llovell@mcdonaldjones.com.au>

📎 3 attachments (4 MB)

J_839187 Nedeski - Cordova One - Lot 3411 Calderwood.pdf; J_839252 Carrion - Andorra - Lot 3410 Calderwood.pdf; Lot 3410 Calderwood POC FLYER - Andorra - Everton - \$576,500.pdf;

Good morning Ralph, Elizabeth, Amanda & Steve,

Thank you very much for your patience while my House & Land team have been working on producing two House & Land packages for you at Calderwood

As discussed and promised over the phone, I can confirm that I have secured and reserved both Lot 3410 and 3411 in the estate for you to purchase

I have attached both of the tenders for you to review

Please note I have done Lot 3410 with an Andorra house design and Lot 3411 with a Cordova One so that you have a clear comparison between the two homes – you are still able to change the house design and the inclusions if you wish by way of variation

The other difference with these packages is that they are both **single contract, 5% Payment on Completion** packages – which means that you would be required to pay 5% deposit once contracts are all signed in approx. 6 weeks time and then nothing more until we hand over the completed home. There are no progress payments required during the construction period and no interest payments on the land component as a result

In light of the delays this week and the loss of \$760 to Lendlease for the earlier package you committed to, I am prepared to offer a discount of \$2,000.00 to BOTH packages if the below terms are met

Ralph & Elizabeth – should you wish to proceed with Lot 3410, **please confirm by way of return email by no later than 4pm tomorrow (Sunday, February 2)** so that I can transfer your original \$5000 deposit paid to Len to the new job number

Amanda & Steve – should you wish to proceed with Lot 3411, please pay your \$5000 deposit to the following account by 4pm tomorrow (Sunday, February 2):

McDonald Jones Homes (South Coast)
BSB 012 780
Account 480 806 862
Ref #: 839187

Please ensure you include the reference number above, as well as sending me a receipt or remittance of payment so that I can add to your file.

It is critical that this deposit is paid prior to 4pm tomorrow as there is a price adjustment scheduled for Monday, February 3 that will increase all homes in our range by 3%. You are still able to change the house type and inclusions after this deposit is paid at no penalty.

Unfortunately I will not be able to honour the pricing or discount listed above if this condition is not met