

Exclusive Buyer *Incentives*

Move into Your New Home with Confidence!

Take advantage of our **limited time offers** designed to help you step onto the property ladder with ease and flexibility.



Deposit Boost

We'll top up your deposit to help you meet mortgage requirements faster. Whether you're a little short or want to access better mortgage rates, we'll give your savings the boost they need.
(Subject to terms & conditions.)



Stamp Duty Paid

We'll cover the full cost of your Stamp Duty, saving you thousands and reducing your upfront expenses (Terms apply).



Rent to Buy

Move in now – buy later
+ Save while you live in the home
+ Purchase with your rent contributing toward your deposit.

Act fast-these exclusive offers are only available for a limited number of units.
Schedule a viewing today and secure your dream apartment!

Find out more information

020 3967 7567

sales@dominusnewhomes.co.uk

*Please note: Only one promotional offer can be applied per purchase. Offers cannot be combined and are subject to availability. These particulars are for information only and do not form part of any sale and purchase contract. The developer and its sales agents cannot advise buyers which if any of these incentives is appropriate to their needs and buyers should seek appropriate professional advice.

Deposit Boost

Make Your Deposit Go Further!



What's the Offer?

When you contribute a minimum deposit, the developer will boost it with an additional contribution – increasing your overall deposit and reducing the mortgage you need.

How It Works:

The developer adds a financial boost to your deposit, up to 5%

A larger deposit often means:

- Lower monthly mortgage payments
- Access to better mortgage rates
- Increased affordability.

Why This Helps You:

- Get on the property ladder sooner
- Secure a better mortgage deal
- Reduce your borrowing
- Lower your monthly repayments.



Example:

Property Price	Your Deposit	Developer Boost	Total Deposit Used
£500,000	£25,000(5%)	£25,000(5%)	£50,000(10%)
£600,000	£60,000(10%)	£30,000(5%)	£90,000(15%)

Figures are illustrative and subject to lender approval.

Eligibility & Conditions:

- Minimum buyer deposit applies
- Developer boost is applied at legal completion
- Offer subject to affordability checks and lender criteria.

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Stamp Duty *Paid*

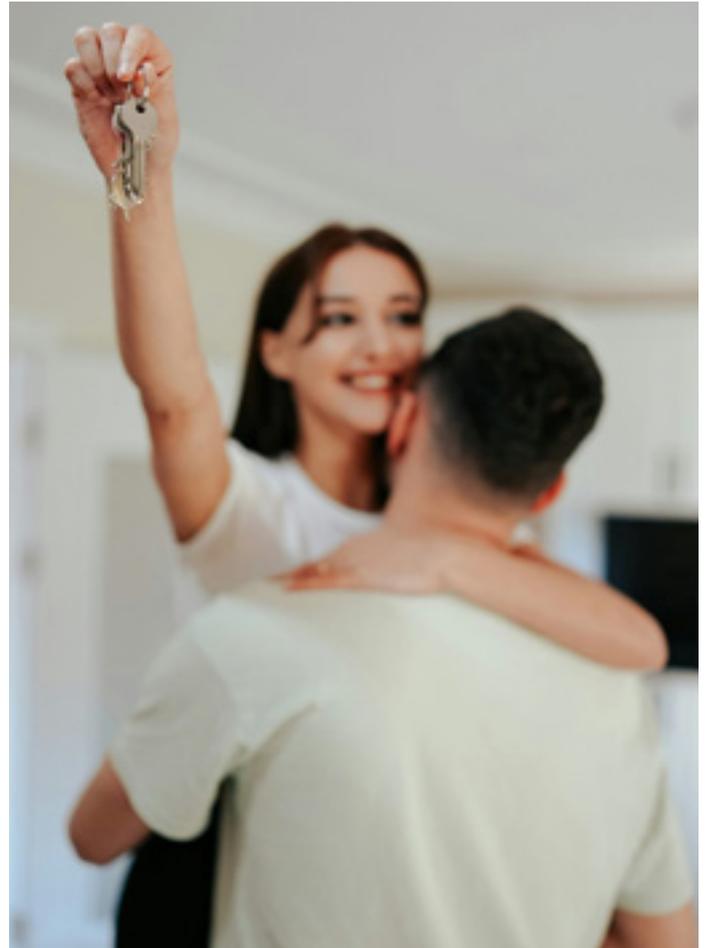
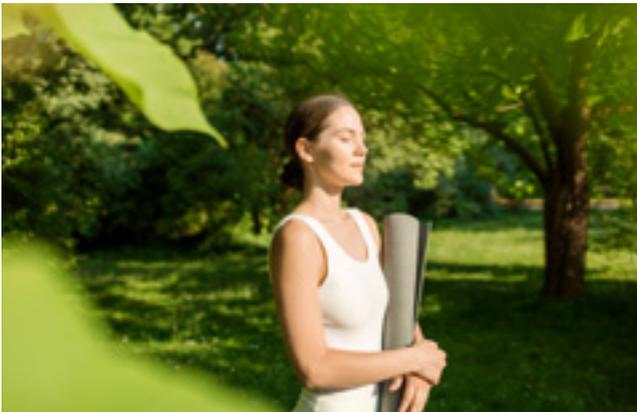


What's the Offer?

The developer will cover your Stamp Duty Land Tax (SDLT), calculated at the first-time buyer rate, meaning you won't pay a penny in Stamp Duty – saving you thousands!

What This Offer Means for You:

- You'll benefit from the same savings as a first-time buyer – even if you're not one
- The developer will pay the Stamp Duty for you, using the first-time buyer thresholds.



Important Notes:

- SDLT is paid directly by the developer upon completion.
- Your solicitor will reflect this in your purchase paperwork.

What is Stamp Duty?

Stamp Duty Land Tax (SDLT) is a government tax paid when you buy a property.

Who's Eligible?

This offer is available to all buyers. You do not need to be a first-time buyer.

Rent to Buy

Private Scheme



Move In Now, Buy later

We understand that saving for a deposit or securing a mortgage immediately isn't always easy. That's why we're offering a flexible Rent to Buy scheme, privately funded by the developer, to help you step onto the property ladder with confidence.

What is Rent to Buy (Private Scheme)?

Our private Rent to Buy scheme allows you to:

- Rent your chosen home now, with a fixed plan to purchase the property (typically within 6 to 12 months)
- Use some of your rent towards the purchase deposit.

Unlike government schemes, this is fully managed by the developer

How It Works:

1. Choose your home
2. Agree the terms of your property purchase
3. Agree a tenancy term (typically 6-12 months) and rent level
4. Submit your mortgage application for the new purchase of your own property using our recommended mortgage advisor
5. Exchange contracts on the property
6. Pay monthly rent, which is then kept by the developer's solicitor, ready to go towards the deposit of purchase at the end of the agreed tenancy.

Things to Know:

Subject to affordability checks and agreement with the developer.

Example:

Home Value	Private Scheme Rent
£600,000	£2,400/month
Rent Credited Toward Deposit	
Up to £28,800* (subject to terms)	

*Terms vary

Who Is It For?

- Buyers struggling with deposit requirements
- Self-employed or recently employed individuals building credit
- Buyers waiting on funds from a sale or inheritance
- Anyone who wants to lock in a home now but buy later.

Key Benefits:

- Reserve your future home today
- Move in without needing a full mortgage now
- More time to save, plan, or improve credit
- Rent credits toward your deposit
- Completely private – no government paperwork or income caps.

If you want to secure your dream home without the immediate pressure of a mortgage, our Private Rent to Buy Scheme could be the perfect fit.

Which Incentive Works Best for *You*?

Own New Scheme, Stamp Duty Paid, to Deposit Boost, and Rent to Buy

To understand which option is most suitable for your financial circumstances, we highly recommend speaking to our recommended mortgage advisor.

They'll help you:

- Review your affordability
- Explore lender options
- Identify the best value incentive for your situation
- Plan your route to full ownership confidently.



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0330 333 2373

www.clayhallfs.com



*Your home may be repossessed if you do not keep up repayments on your mortgage.

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