

Terms and Conditions - Mortgage Contribution for 2 Years (based on actual mortgage), Flooring Throughout, £2,000 M&S Gift Card offer – Severn Valley

1. This offer is available between 9am GMT 21 May 2026 and 5pm GMT 29 June 2026 (both dates inclusive) (“the Offer Period”) on selected plots on developments within our Severn Valley operating company area, and is subject to customer status and availability. these terms “You” means the customer(s) and applies if the relevant Persimmon home is being acquired by one or more persons. “Us” and “Our” are references to Persimmon. “The Offer” means the offer detailed in paragraph 3 below. The provision of the Offer is strictly subject to these terms and conditions. “We” means Us and You. For the avoidance of any doubt if You comprise more than one person and either or any of You withdraw from the purchase of the Persimmon home, the person(s) so withdrawing shall not be entitled to the Offer. The term the Price means the purchase price that Persimmon agrees with You for the new home (disregarding this Offer and the price for any extras and additional items You agree to purchase from Us).

2. Our sales representative will let You know in writing, during the Offer Period whether or not You potentially qualify for this Offer (qualification remains subject to these terms and conditions) . To qualify for this offer You need to have entered into a reservation agreement with Us (which includes the payment of the required reservation fee) for the specific Persimmon home to which Our Offer relates no later than 5pm GMT 29 June 2026 (time being of the essence).

3. The Offer comprises a financial incentive (see clause 3.1 below and the provision and fitting by Us of Range 1 carpets and vinyl flooring (see clause 3.2 below) and the provision of a voucher on or following completion (see clause 3.3 below) and shall:

3.1 Be calculated on the basis of the actual mortgage offer that You intend to accept (We will need to see evidence of the projected payments from your financial advisor or lending institution prior to legal completion). The Offer is that We shall “contribute” to Your mortgage (by way of an allowance on the Price (see Clause 6 below)) and this “contribution” shall be equal to £500 a month for up to a maximum of 24 months (“the Mortgage Contribution”). Notwithstanding the foregoing (i) the Mortgage Contribution shall not in aggregate exceed £12,000;

3.2 Flooring comprising of carpets and vinyl flooring only from the Range 1 in Persimmon’s Finishing Touches range as chosen by You from the Persimmon Finishing Touches range (this range is available from Persimmon’s sales team) (“the Upgrades”). Should you choose carpets and flooring from any other range then they shall not be included in this offer and no financial alternative shall be offered. The provision of the Upgrades is subject to the availability of such Upgrades with Us being entitled to exchange any of the Upgrades with alternatives that We (acting reasonably) believe are of comparable quality and style).

3.3 A gift card (voucher) with a face value of £2,000 for M&S; and this will be handed to you on or as soon as reasonably practicable after legal completion of Your purchase of the Persimmon home. The gift card (voucher) shall not be transferrable and cannot be exchanged for cash or any other benefit.

4. You should speak to a Persimmon-recommended New Homes Mortgage Adviser to get a specific mortgage illustration for the property that you wish to buy.

5. The Offer comprises a financial incentive that will be shown on the completion statement as a “deduction” from the completion balance when you complete Your purchase of the Persimmon home (the Offer will not be given or paid to You by any other means).

6. Regardless of the Offer that We say You are entitled to receive on or prior to reservation of the Persimmon home, You will not be eligible to receive and take advantage of the Offer if You purchase the Persimmon home where any one or more of the following apply:

- 6.1 using a buy to let mortgage product; or
- 6.2 using the First Homes Scheme or other Discount from Market Value scheme; or
- 6.3 using any Government Help to Buy or similar scheme; or
- 6.4 using any of Persimmon part exchange or home change scheme; or
- 6.5 using any shared ownership or shared equity scheme; or
- 6.6 where one or more of the purchasers is a corporate entity, LLP or partnership.

7. Persimmon shall have sole discretion to decide whether You are entitled to the Offer provided by this scheme. Persimmon reserves the right to suspend cancel or amend this Offer at any time without notice (Provided always that the terms of an Offer to an individual may not be amended where the availability of the Offer and eligibility for the Offer have been communicated in writing to that individual on or before reservation of a specific Persimmon home, without prejudice though to these terms and conditions). Any suspension, cancellation or amendment will be published on Persimmon’s website.

8. Notwithstanding Your potential entitlement to receive the Offer, these terms and conditions (and anything else communicated to You by Persimmon) do not give to You any period of exclusivity to purchase a particular plot and (unless a valid reservation agreement has been entered into between ourselves and remains in force and effect) We shall be entitled to enter into a reservation agreement with any third party at any time

9. A professional legal adviser is required to carry out the legal formalities of buying the home and to represent your interests. Persimmon Homes can provide you with a list of recommended solicitors and/or financial advisers as necessary. Persimmon Homes cannot advise you on a mortgage. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE, YOUR EQUITY LOAN OR OTHER DEBT SECURED ON IT**