

TERMS OF PARTICIPATION

A Metrodom – Flatco joint offer for buying or renting property

1./ Organizers of the action

On the part of the Seller:

Company name: MTDM Management Üzletviteli Szolgáltató Korlátolt Felelősségű Társaság

Seat: 1095 Budapest, Mester utca 83/C. fszt. CÜ3

Company registration number: 01-09-957503; Tax ID: 23196627-2-43

Website: metrodom.hu

In the case of home sales, the sellers are project companies belonging to the real estate development activities of the Metrodom brand, the sales agency activities of which are performed by MTDM Management Kft. (The seller and MTDM Management Kft. Together hereinafter: Metrodom).

Lakásbérlet oldalról (mint ingatlankezelők):

Cégnév: Flatco Real Estate Kft.

Székhely: 1097 Budapest, Nádasdy utca 15/B. fszt. 7.

Cégjegyzékszám: 01-09-981578; adószám: 23855997-2-43

Honlap: flatco.hu

Cégnév: Flatco Ingatlanok 2020 Kft.

Székhely: 1097 Budapest, Nádasdy utca 15/B. fszt. 7.

Cégjegyzékszám: 01-09-375751; adószám: 28828778-2-43

Cégnév: KARISSA Ingatlanforgalmazó és Hasznosító Korlátolt Felelősségű Társaság

Székhely: 1095 Budapest, Mester utca 83/C. fszt. CÜ3.

Cégjegyzékszám: 01-09-738516; adószám: 13501099-2-43

(Az ingatlankezelők a továbbiakban együttesen: Flatco)

2./ The Action

2.1./ Discount on property purchase

If you want to buy an apartment from Metrodom and rent an apartment from Flatco, Metrodom will give you a discount on the price of your newly purchased apartment.

The amount of the purchase price discount is equal to the amount corresponding to 25% of the rent paid during the entire lease period up until the conclusion of the final sale and purchase agreement of the property.

If you rent more than one apartment, these amounts will be added together. However, the amount of the discount may not exceed 3% of the gross purchase price of the apartment.

The discount offer only applies to sales contracts concluded after March 1, 2021. (A sales contract can be a pre-contract or a final contract.)

The condition for claiming the discount is having a lease agreement with Flatco at the time of concluding the sale. You can also take advantage of the discount if the lease was terminated no more than 3 months before this date.

The purchase price discount can only be granted to the person who is a party to the lease agreement.

The purchase price discount can be used for the part of the purchase price corresponding to the ownership share of the purchased property. The purchase price discount cannot be extended to a co-owner who did not have a lease with Flatco.

The purchase price discount can be used if you acquire at least a 50% ownership share in the apartment at the time of purchase.

If several people rent the same apartment from Flatco and several people buy an apartment, the amount of the discount provided will be divided among the buyers, ie a buyer will only be entitled to a discount calculated on the basis of their share of the rent. The proportion of rent is considered equal among buyers. (For example, if 2 people rent an apartment, a buyer is entitled to claim 50% of the amount of the discount under these policies.)

If several persons rent the same apartment from Flatco, but only one person buys property, only the amount of the share of rent paid by the person party to the sales contract will be the basis for the calculation under the terms of this promotion.

The discount is calculated based on the rent that Flatco verifies to Metrodom.

If the contract of sale is terminated for any reason, the buyer loses his discount under these regulations, ie he cannot use it again towards buying another apartment. This does not include the case where the contract of sale is re-concluded for the same property (for administrative reasons or due to a change in ownership). In case of loss of the discount, Metrodom will inform Flatco.

2.2./ Discount on apartment rental

If you have bought an apartment from Metrodom (either a pre-contract or a final contract) and would like to rent an apartment until you move into your new home, you have the opportunity to take advantage of a discount for a rental contract with Flatco for at least 3 months.

The **discount** is equivalent to **15% of the rent paid!**

The discount may be granted to persons who are parties to the relevant contracts (lease, sales contract).

The indicated discount is valid in case of buying 100 percent ownership share of the apartment. If you have not purchased an entire apartment, only a share of the property, you will be entitled to a discount proportionate to your ownership share. (For example: if you buy a 50% share in the property, you will be entitled to a discount of 50%, ie 7.5% of the rent.)

If several people rent an apartment, the indicated discount can be used only by the tenant who bought the apartment from Metrodom. The lessee is entitled to use the discount based on the amount of rent paid by her/him. The sharing of rent between fellow tenants is considered to be equal. (For example, in the case of 2 tenants, the eligible person can take advantage of the discount based on 50% of the rent paid.)

The condition for using the discount is that the rented apartment cannot be converted into a sublet, airbnb, etc., the use of property may only serve to cater for the accommodation needs of the contractor and his/her family members.

The discount also applies to the amount of the deposit.

The duration of the discounted rental period can last up to 3 months after taking the possession of the newly purchased apartment, from the following month the amount of the rent is automatically changed to the full amount.

Please contact info@flatco.hu in advance about the terms and conditions of the lease agreement (eg deposit amount, notice period, etc.).

If the sales contract is terminated for any reason, the buyer will lose the discount on the rental fee according to these regulations, ie s/he will not be entitled to the discount for the additional rental period. In case of loss of the discount, Metrodom will inform Flatco.

3./ Conditions of participation in the action and miscellaneous provisions

If you buy more than one apartment from Metrodom, you can use the amount of the apartment purchase discount for more than one apartment up to the limit specified in these Regulations.

The promotions are only available for apartments, the discounts do not apply to storage and garages.

Discounts under these Regulations shall be calculated from the list price of the flats. You can get information about the list price from Metrodom's website (metrodom.hu) and Metrodom's sales agents, or in case of rent, from Flatco's website (flatco.hu) and Flatco's staff.

If you have paid the rent for the apartment in euros, the amount calculated in euros will be converted into HUF at the Euro exchange rate of the National Bank of Hungary (MNB) valid on the day of concluding the sales contract.

The discounts included in these regulations cannot be combined with other promotions and discounts.

If you take part in another promotion in connection with the apartment or have received an individual offer to purchase or rent an apartment, you may not receive any additional discount (including the discount under these Regulations) according to the above.

If you want to rent an apartment from Flatco and buy an apartment from Metrodom, you only get the discount for one of the transactions, the one you concluded later. Accordingly, if you have previously rented an apartment, you are entitled to a discount on the price of the apartment you bought later, and if you have previously bought an apartment, you are entitled to a rent discount after the purchase.

Eligibility for benefits is non-transferable. An exception to this is the parent-child discount transfer. Accordingly, if, for example, you are buying an apartment, you can transfer the rental discount to your child once, ie to rent an apartment. If you are renting an apartment and your mother or father wants to buy an apartment, they may be entitled to your home purchase discount. By transferring the right to the discount, the original right holder loses his right to the discount. Proof of the parent-child relationship is required to be shown to the organizers. A mother-child relationship is presumed if the child's mother's name and the mother's maiden name match. If the surnames of the two persons is the same, a father-child relationship is presumed. Additionally, if there is any doubt as to the veracity of the connection, the organizers may request additional information to prove this or, failing that, shall be entitled to withdraw entitlement to the discount.

Discounts according to these Regulations do not automatically accrue to the buyer or tenant if the conditions are met, the discounts must be explicitly requested.

The request must be notified in writing (at least by e-mail), the deadline for which is:

- a) In the case of a home purchase discount: the date of signing the preliminary contract (if there is no such contract, the final contract).
- b) In the case of an apartment rental discount: the date of signing the rental agreement.

The discount cannot be claimed after the deadline described above.

The promotion applies to the flats currently offered for sale/rent; the organizers are not obliged to provide vacant flats during the implementation of the promotion included in these Regulations.

4./ Data protection

The personal data of the persons participating in this action are processed by the organizers as data controllers.

The purpose of data management is to keep a record of the people involved in the promotion in order to be able to track who has benefited from the benefits.

Legal basis for data processing: [Article 6 (1) GDPR (b)], ie processing is necessary for the performance of a contract to which the data subject is party or in order to take steps at the request of the data subject prior to entering into a contract; the data processing is necessary to take steps at the request of the data subject before the conclusion of the contract (with regard to the consideration of the purchase price / rent discount when setting the fee).

Data management will be carried out by the organizers during the implementation of the action and, in accordance with the accounting rules, for the duration of 8 years afterwards.

In the event of a discount, Metrodom will notify Flatco whether you have actually entered into a sales contract and Flatco will notify Metrodom whether you have actually entered into a lease and certify the amount of rent paid. Metrodom will notify Flatco of the transfer of ownership by sending the minutes, as well as if the contract of sale has been terminated and the right to the rental discount is withdrawn. Copies of these documents will be handed over between the companies to verify the existing legal relationship, so the scope of personal data is the same as the data in the relevant contracts.

To the principles, concepts and enforcement possibilities related to data management, the data management regulations available at www.metrodom.hu and <https://flatco.hu/> shall apply.

If you have questions or issues related to data protection, or in case of violation of your rights, please contact the data controllers (the organizers) through the data protection officer: Szabó, Kocsis and Hunya Law Office (1095 Budapest, Mester utca 83 / A IX. Em. 4. a.; +36 1 878 -0802; office@szkiroda.hu; website: szkiroda.hu). If the complaint is unsuccessful, you can initiate proceedings in court or at the National Data Protection and Freedom of Information Authority (NAIH, contact: 1055 Budapest, Falk Miksa u. 9-11., www.naih.hu; phone: +36 (1) 391-1400 e-mail: ugyfelszolgalat@naih.hu).

5./ Miscellaneous provisions

These Regulations are available on metrodom.hu and flatco.hu.

The organizers reserve the right to cancel or withdraw the offer at any time. They are not liable for any damage that may arise out of such cancellation or withdrawal.

These Regulations come into force on March 1, 2021.

Budapest, February 26, 2021.