

# HomeRiver Group Sweepstakes & Promotional Giveaway 2025

## OFFICIAL RULES & TERMS

**BY ENTERING (OR OTHERWISE PARTICIPATING IN) THIS SWEEPSTAKES, YOU AGREE TO THESE OFFICIAL RULES, WHICH ARE A BINDING CONTRACT, SO READ THEM CAREFULLY BEFORE ENTERING. THIS CONTRACT AND THESE RULES INCLUDE INDEMNITIES TO THE SWEEPSTAKES PARTIES FROM YOU AND A LIMITATION OF YOUR RIGHTS AND REMEDIES.**

### **SECTION 1: NO PURCHASE NECESSARY (Sweepstakes) AND ELIGIBILITY**

No purchase is necessary to enter or win. A purchase or payment of any kind will not improve your chances of winning. Participation in the HomeRiver Group 2025 Sweepstakes is open to legal residents of the 50 United States and D.C., aged 18 or older as of date of entry and through prize awarding. Employees, officers and directors HomeRiver Group ("Sponsor") and its respective parent companies, affiliates, subsidiaries, joint ventures, and their immediate family members and those living in the same household as such individuals (whether legally related or not) are not eligible to participate in the Sweepstakes or win the prizes. For purposes of this Sweepstakes, immediate family members are spouses, partners, parents, legal guardians, in-laws, grandparents, siblings, children, grandchildren and their respective spouses, and those living in the same household shall mean people who share the same residence at least three (3) months a year. In the event that a household, based on address, enters the Sweepstakes using more than five (5) unique email addresses, all of the Sweepstakes entries associated with that household (as determined by Sponsor at its sole discretion) will be disqualified. Void outside of the United States and where prohibited by law. All federal, state and local laws and regulations apply. By participating in the Sweepstakes, you unconditionally accept and agree to comply with and abide by these Official Rules and the decisions of Sponsor, including the interpretation of these Official Rules, administration of the Sweepstakes, selection of winners, and Sponsor's exercise of discretion, which will be final, non-appealable, and binding in all respects.

### **SECTION 2: PROMOTIONAL PERIOD**

The Sweepstakes and Giveaway campaign begins on or about 8 a.m. Eastern Time on August 15, 2025 and ends at 11:59pm Eastern Time on November 14, 2025 ("Promotional Period"). The designated computer clock of the Sponsor is the official time-keeping device in the Sweepstakes. Monthly winners will be selected during the Promotional Period on or around the first day of the following month. One (1) Grand Prize winner will be selected on or around December 1, 2025.

### **SECTION 3: ENTRY METHODS**

#### **a) Online Entry (Sweepstakes)**

During the Promotional Period, visit [website address] and enter via the official campaign landing page by completing the entry form in full. Upon submission of the fully completed entry form, you will receive one (1) entry into the Sweepstakes. Limit one (1) entry per person per month of the Promotional Period. The

Sweepstakes is not responsible for technical difficulties of any kind, or false, incorrect, changed, incomplete or illegible contact information.

#### **b) Alternate Entry (Sweepstakes)**

To enter without completing the form online, mail a postcard with your full name, email address, phone number, and mailing address to:

**HomeRiver Group – Sweepstakes Entry**

1719 Route 10, Suite 219

Parsippany, NJ 07054

Mail-in entries must be postmarked during the promotional entry period (August 15 – November 14th, 2025) and received no later than the third (3rd) calendar day of the following month to be eligible for that month's drawing.

Limit one (1) entry per person, per month. Duplicates will be disqualified. Attempts made by the same individual to earn more than the stated number of entries by using multiple or false contact information, accounts or otherwise may result in disqualification. Entries generated by a script, computer program, AI, programmed, robotic or other automated means are void and may be disqualified. Entries that are in excess of the stated limit, incomplete, illegible, corrupted, damaged, destroyed, forged, false, lost, late or misdirected, deceptive or otherwise not in compliance with the Official Rules may be disqualified from the Sweepstakes at Sponsor's sole and absolute discretion.

### **SECTION 4: SWEEPSTAKES PRIZES**

#### **a) Monthly Prizes (30 total winners)**

- During the Promotional Period, Ten (10) monthly prize winners will be selected per month in September, October, November.
- Each winner receives **1-Year of Free Property Management Services** (approx. retail value \$1,800), awarded as 12 months of management fee credits at the rate as outlined in the Property Management Agreement. Other fees, such as leasing, renewal, administration, and maintenance fees will still apply as provided in the Property Management Agreement.
- The approximate retail value ("ARV") of the prize is up to \$1,800 and will depend upon the winner's management fee rate (not including taxes or other fees). Any difference between the actual value of the prize and the stated ARV will not be awarded to the winner. Prize is non-transferable with no cash redemptions, equivalents or substitutions except at Sponsor's sole and absolute discretion. If the winner terminates their Property Management Agreement prior to the 12 months of management fee credits being exhausted (either by winner's own election, HomeRiver's election, or otherwise), the remaining portion of the prize will be forfeited.
- Winners must sign a 1-year Property Management Agreement (PMA) within 30 days of selection. Failure or refusal to sign the PMA will result in forfeiture of the prize.

## **b) Grand Prize (1 winner)**

- One (1) winner will receive a **\$2,500 Cruise Voucher**.
  - Voucher must be redeemed within 30 days of award notification. Prize is non-transferable with no cash redemptions, equivalents or substitutions except at Sponsor's sole and absolute discretion. If the winner terminates their Property Management Agreement prior to the 12 months of management fee credits being exhausted (either by winner's own election, HomeRiver's election, or otherwise), the remaining portion of the prize will be forfeited.
  - Winner is responsible for booking, taxes, upgrades, and incidental costs.
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## **SECTION 5: GIVEAWAY OFFER (Non-Random)**

Any eligible new client who signs a Property Management Agreement during the Promotional Period may qualify for a promotional offer:

### **a) 3 Months Free Property Management**

- Each Giveaway recipient receives **3-Months of Free Property Management Services** (approx. retail value \$450), awarded as 3 months of management fee credits at the rate as outlined in the Property Management Agreement. Other fees, such as leasing, renewal, administration, and maintenance fees will still apply as provided in the Property Management Agreement.
- The approximate retail value ("ARV") of the prize is up to \$450 and will depend upon the recipient's management fee rate (not including taxes or other fees). Any difference between the actual value of the Giveaway offer and the stated ARV will not be given to the recipient. The Giveaway Offer is non-transferable with no cash redemptions, equivalents or substitutions except at Sponsor's sole and absolute discretion. If the Property Management Agreement is terminated prior to its 12 month expiration date (either by winner's own election, HomeRiver's election, or otherwise), the 3 months of management fee credits will be forfeited..
- Giveaway recipients must sign a 1-year Property Management Agreement (PMA) within the Promotional Period.
- New clients only; excludes current or returning clients.

## **SECTION 6: WINNER SELECTION & NOTIFICATION**

- Monthly winners will be selected at random from all eligible entries using a secure, randomized method.
- Winners will be notified by phone and/or email using the information provided on the entry form in a commercially reasonable time after the drawing.
- Notification is deemed to have occurred immediately upon the sending of an email. If a winner cannot be contacted within a reasonable time period, if a winner is ineligible, if notification is returned as undeliverable, or if a winner fails to fully comply with these Official Rules, such winner will forfeit that prize and an alternative winner may be selected from amount all remaining eligible entries.
- Winners may be required to complete a W-9, Affidavit of Eligibility, and Liability/Publicity Release before receiving prize. Winners must complete and submit all required documentation within three (3) business days of notification as a condition of receiving the prize.

## **SECTION 7: GENERAL CONDITIONS**

- Subject to applicable law, all winners and Giveaway recipients grant to Sponsor and its respective successors, assigns, sublicensees and designees, the irrevocable right to use and publish his/her name, social handles, likeness (photographic or simulated), voice, biography and place of residence for all purposes, including without limitation, advertising, marketing, promotional and publicity purposes in connection with this Sweepstakes ("Advertising"), in any and all media now or hereafter devised, worldwide, in perpetuity, without any form of notice, permission or any amount or kind of compensation, except for the awarding of the prize(s) or Giveaway(s) to the winner(s) or recipient(s). All copyright, trademark or other intellectual property rights in such Advertising shall be owned by Sponsor and/or its licensors, and each winner hereby disclaims and waives any claim of right to such Advertising. Such Advertising shall be solely under the control of Sponsor and/or its licensors, and each winner hereby waives any claim of control over the Advertising content as well as any possible claims of misuse of winner's name, likeness or voice under contract, tort or any other theory of law.
- **Releases:** All entrants, as a condition of participation in this Sweepstakes, release, discharge, indemnify and hold harmless the Sponsor, and each of its respective directors, officers, employees, agents, successors and assigns (collectively, "Released Parties") from and against any and all liability, claims, costs (including attorneys' fees), losses, damages, fines, or actions of any kind whatsoever for injuries, death, damages, or losses to persons or property which may be sustained, in whole or in part, directly or indirectly, in connection with: (i) participation in any aspect of the Sweepstakes (including travel to/from any Sweepstakes activity), (ii) the receipt, ownership, use or misuse of the prize awarded, including any travel associated with any prize, (iii) the Released Parties' violation of rights of publicity or privacy, claims of defamation or portrayal in a false light or based on any claim of infringement of intellectual property; (iv) entrant's registration material on any related website, or (iv) any typographical, human or other error in the printing, offering, selection, operation or announcement of any Sweepstakes activity and/or prize.

- **Governing Law and Limitation of Liability:** All issues and questions concerning the construction, validity, interpretation and enforceability of these Official Rules or the rights and obligations of entrants, Sponsor or the Released Parties in connection with the Sweepstakes will be governed by and construed in accordance with the internal laws of the State of Texas, without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of any other laws.

BY ENTERING THE SWEEPSTAKES, ENTRANT AGREES THAT TO THE EXTENT PERMITTED BY APPLICABLE LAW: (A) ANY AND ALL DISPUTES, CLAIMS AND CAUSES OF ACTION ARISING OUT OF OR CONNECTED WITH THE SWEEPSTAKES, OR ANY PRIZE AWARDED, WILL BE RESOLVED INDIVIDUALLY, WITHOUT RESORT TO ANY FORM OF CLASS ACTION; (B) ANY AND ALL CLAIMS, JUDGMENTS AND AWARDS WILL BE LIMITED TO ACTUAL THIRD-PARTY, OUT-OF-POCKET COSTS INCURRED (IF ANY) NOT TO EXCEED TEN DOLLARS (\$10.00), BUT IN NO EVENT WILL ATTORNEYS' FEES BE AWARDED OR RECOVERABLE; (C) UNDER NO CIRCUMSTANCES WILL ANY ENTRANT BE PERMITTED TO OBTAIN ANY AWARD FOR, AND ENTRANT HEREBY KNOWINGLY AND EXPRESSLY WAIVES ALL RIGHTS TO SEEK, PUNITIVE, INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, LOST PROFITS AND/OR ANY OTHER DAMAGES, OTHER THAN ACTUAL OUT OF POCKET EXPENSES NOT TO EXCEED TEN DOLLARS (\$10.00), AND/OR ANY RIGHTS TO HAVE DAMAGES MULTIPLIED OR OTHERWISE INCREASED; AND (D) ENTRANTS' REMEDIES ARE LIMITED TO A CLAIM FOR MONEY DAMAGES (IF ANY) AND ENTRANT IRREVOCABLY WAIVES ANY RIGHT TO SEEK INJUNCTIVE OR EQUITABLE RELIEF. SOME JURISDICTIONS DO NOT ALLOW THE LIMITATIONS OR EXCLUSION OF LIABILITY, SO THE ABOVE MAY NOT APPLY TO YOU.

- **Dispute Resolution:** The parties each agree to finally settle all disputes only through arbitration; provided, however, the Sponsor shall be entitled to seek injunctive or equitable relief in the state and federal courts in the State of Texas, and any other court with jurisdiction over the parties. In arbitration, there is no judge or jury, and review is limited. The arbitrator's decision and award is final and binding, with limited exceptions, and judgment on the award may be entered in any court with jurisdiction. The parties agree that, except as set forth above, any claim, suit, action or proceeding arising out of or relating to this Sweepstakes shall be resolved solely by binding arbitration before a sole arbitrator under the streamlined Arbitration Rules Procedures of JAMS Inc. ("JAMS") or any successor to JAMS. In the event JAMS is unwilling or unable to set a hearing date within fourteen (14) days of the filing of a "Demand for Arbitration", then either party can elect to have the arbitration administered by the American Arbitration Association ("AAA") or any other mutually agreeable arbitration administration service. If an in-person hearing is required, then it will take place in the State of Texas. The federal or state law that applies to these Official Rules will also apply during the arbitration. Disputes will be arbitrated only on an individual basis and will not be consolidated with any other proceedings that involve any claims or controversy of another party, including any class actions; provided, however, if for any reason any court or arbitrator holds that this restriction is unconscionable or unenforceable, then the agreement to arbitrate doesn't apply and the dispute must be brought in a court of competent jurisdiction in the State of Texas. Sponsor agrees to pay the administrative and arbitrator's fees in order to conduct the arbitration (but specifically excluding any travel or other costs of entrant to attend the arbitration hearing). Either party may, notwithstanding this provision, bring qualifying claims in small claims court.

- **Entry Information and Sweepstakes Communications:** As a condition of entering the Sweepstakes, each entrant gives consent for Sponsor to obtain and deliver his or her name, address and other information to third parties for the purpose of administering this Sweepstakes and to comply with applicable laws, regulations and rules. Any information entrant provides to Sponsor may be used to communicate with entrant in relation to this Sweepstakes or on a Sweepstakes winner's list. By participating in the Sweepstakes, entrant agrees to all of the terms and conditions of the Sponsor's Privacy Policy, which is available at <https://rpmiliving.com/privacy-policy/>. In the event of any discrepancy between the Sponsor's Privacy Policy and these Official Rules, these Official Rules shall control and govern.
- **Taxes:** All federal, state, and local taxes are the sole responsibility of the winner or Giveaway recipient.
- **Miscellaneous:** The invalidity or unenforceability of any provision of these Official Rules will not affect the validity or enforceability of any other provision. In the event that any provision of the Official Rules is determined to be invalid or otherwise unenforceable or illegal, the other provisions will remain in effect and will be construed in accordance with their terms as if the invalid or illegal provision were not contained herein. Sponsor's failure to enforce any term of these Official Rules will not constitute a waiver of that provision. Entrants agree to waive any rights to claim ambiguity of these Official Rules. Headings are solely for convenience of reference and will not be deemed to affect in any manner the meaning or intent of the documents or any provision hereof. In the event there is a discrepancy or inconsistency between disclosures or other statements contained in any Sweepstakes-related materials, privacy policy or terms of use on any website, social media platform or application and/or the terms and conditions of the Official Rules, the Official Rules shall prevail, govern and control and the discrepancy will be resolved in Sponsor's sole and absolute discretion.
- **Rights:** Entry grants HomeRiver Group the right to use the winner's name and likeness for promotional purposes, subject to written consent.
- **Limitations:** Prizes are non-transferable and may not be substituted or redeemed for cash.
- **Cancellation:** HomeRiver Group reserves the right to cancel or modify the promotion at any time due to technical or legal issues.
- **Winners List:** To receive a list of the winners, send a #10 self addressed stamped envelope for receipt by January 15, 2026 to: HomeRiver Group, 1917 NJ-10, Suite 216, Parsippany, NJ 07054.
- **Sponsor:** HomeRiver Group, 1917 NJ-10, Suite 216, Parsippany, NJ 07054. Reference to third parties in connection with prizes and/or third-party websites or services are for reference and identification purposes only and not intended to suggest endorsement, sponsorship or affiliation with Sponsor or the Sweepstakes.

## **SECTION 8: PRIVACY & DATA USE**

All data collected is subject to the HomeRiver Group Privacy Policy and will be used to contact entrants, promote offers, and deliver services. Entrants may opt out at any time.

## **SECTION 9: DISCLAIMERS FOR USE IN MARKETING**

### **Social Media / Email / Landing Page Footnotes**

- *No purchase necessary.*
- *Open to U.S. residents 21+. Void where prohibited. See official rules for details.*
- *Monthly prize winners must sign a 1-year PMA. Other standard fees apply.*
- *Grand Prize: One (1) \$2,500 Cruise Voucher. Winner responsible for applicable taxes.*
- *Promotional Offer: Must sign new PMA during the month of entry to qualify for free management service offer. Excludes leasing, maintenance, and administrative fees.*