

**VAN METRE HOMES REALTOR APPLE® WATCH GIVEAWAY  
PROMOTIONAL SWEEPSTAKES  
OFFICIAL RULES**

**NO PURCHASE, ENTRY FEE OR SUBMISSION TO A SALES PRESENTATION IS NECESSARY TO ENTER OR WIN. A PURCHASE WILL NOT INCREASE THE ODDS OF WINNING. SUBJECT TO THE REMAINING RULES SET FORTH BELOW, THE VAN METRE HOMES REALTOR APPLE® WATCH GIVEAWAY PROMOTIONAL SWEEPSTAKES (THE “SWEEPSTAKES”) IS OPEN TO REAL ESTATE AGENTS OR BROKERS WHO ARE LICENSED IN THE COMMONWEALTH OF VIRGINIA WHO ARE AT LEAST TWENTY-ONE (21) YEARS OF AGE AS OF THE DATE OF ENTRY AND ARE LEGAL RESIDENTS OF THE CONTINENTAL UNITED STATES, EXCEPT RESIDENTS OF FLORIDA, NEW YORK AND RHODE ISLAND, AND WHEREVER ELSE THE SWEEPSTAKES MAY BE PROHIBITED OR RESTRICTED BY LAW. VOID WHERE PROHIBITED.**

**Purpose:** The purpose of the Sweepstakes is to promote the purchase of real property.

**Sponsor:** The sponsor of the Sweepstakes is Van Metre Companies, Inc., 9900 Main Street, Suite 500, Fairfax, Virginia 22031 (the “Sponsor”), and the rules provided herein are the official rules of the Sweepstakes (the “Official Rules”). The Official Rules are also available on the Van Metre Homes website at [www.vanmetrehomes.com](http://www.vanmetrehomes.com) or by writing to Official Rules – Van Metre Homes Realtor Apple® Watch Giveaway Promotional Sweepstakes, c/o Van Metre Homes, Marketing Department, 43045 Van Metre Drive, Suite 200 Broadlands, VA 20148.

**Agreement to the Official Rules:** By participating in the Sweepstakes, entrants (“Entrants”) agree to be bound by the Official Rules. Failure to observe the Official Rules will result in disqualification from the Sweepstakes and forfeiture of the Prize (as hereafter defined).

**Eligibility:** The Sweepstakes is open to real estate agents or brokers who are licensed in the Commonwealth of Virginia who are at least twenty-one (21) years of age as of the date of entry and are legal residents of the continental United States (except residents of Florida, New York and Rhode Island). The Sweepstakes offer is void in Florida, New York and Rhode Island, and wherever else this Sweepstakes may be prohibited or restricted by law. Directors, officers, employees, and agents of any Van Metre company (or an affiliate or subsidiary of such company), or any company associated with or involved in the development, production, implementation, and distribution of the Sweepstakes (or an affiliate or subsidiary of such company), and any member of any such person’s immediate family or person living in the same household as such person, are ineligible to enter the Sweepstakes.

**Promotion Period:** The Sweepstakes begins at 10:00 AM EST on January 5, 2019, and ends at 5:00 PM EST on January 31, 2019. The Sponsor’s clock is the official clock for the Sweepstakes.

**Method of Entry and Limitations on Entry:** To enter the Sweepstakes, visit the Van Metre Homes Sales Office at The Preserve at Westfields located at 4943 Trail Vista Lane, Chantilly, Virginia (the “Van Metre Homes Sales Office”) during the normal business hours of the Van Metre Homes Sales Office during the Promotion Period and complete the Registration Form to register a Prospect in accordance with the terms and conditions of the Van Metre Homes Real Estate Commission Policy available at the Van Metre Homes Sales Office and online at [www.vanmetrehomes.com](http://www.vanmetrehomes.com).

**Prize:** One (1) Prize will be awarded for the Sweepstakes. One (1) winner shall receive the Prize consisting of: **One (1) Apple® Watch (1 Series) valued at US \$219.00.**

**Odds of Winning:** Odds of winning depend on the total number of eligible entries received at the Van Metre Homes Sales Office during the Promotion Period.

**Selection of Winner:** One (1) winner will be selected at random from among all the eligible entries received at the Van Metre Homes Sales Office during the Promotion Period. The Van Metre Homes Marketing Department will conduct the Prize Drawing on Friday, February 1, 2019. The Entrant chosen for the Prize will be notified upon winning by telephone at the telephone number listed on the Registration Form (as defined in the Van Metre Homes Real Estate Commission Policy). Three (3) attempts will be made to notify the winner. The winner will have forty-eight (48) hours from notice to accept the Prize. The winner shall have five (5) business days from the date of notification to complete, sign, and return to Sponsor an Affidavit of Eligibility / Release of Liability and Publicity Release (the “Affidavit and Release”) and to pick up the Prize (at the winner’s sole cost and expense). If the Affidavit and Release is not returned to the Sponsor or the Prize is not picked up by the winner within five (5) business days of notification, the winner will forfeit the Prize. If the winner forfeits the Prize or the third attempt at notification is unsuccessful (or if the winner is found to be ineligible or cannot or does not otherwise comply with the Official Rules), an alternate winner will be selected at random from all remaining eligible entries. The Sponsor will continue such process until a winner is selected. All non-winning entries will be discarded. The Sponsor is not responsible for and shall not be liable for late, lost, misdirected, or unsuccessful efforts to notify the winner. The winner is solely responsible for any and all applicable federal, state and local taxes (including, without limitation, income taxes).

**General Conditions:** By participating in the Sweepstakes, Entrants agree to comply with and be bound by the Official Rules, and all interpretations of the Official Rules and decisions of the Sponsor shall be final in all matters relating to the Sweepstakes. The Official Rules cannot be amended or modified by any representation, written or oral, made by any representative or purported representative of the Sponsor or any affiliate of the Sponsor. **Failure to observe the Official Rules will result in disqualification from the Sweepstakes and forfeiture of the Prize.** The Prize is non-transferrable and non-redeemable for cash. The Sponsor reserves the right in its sole discretion to substitute a prize of comparable value for the Prize or cash equivalent.

The Prize will be awarded, except in the event of an act of God, strike, war, terrorism, order of a governmental authority, or for any other causes beyond the Sponsor's control. In the event that the operation, security, or administration of the Sweepstakes is impaired in any way for any reason, including, but not limited to, fraud, virus or other technical or administrative problem, the Sponsor may, in its sole discretion, either: (a) suspend the Sweepstakes to address the impairment, and then resume the Sweepstakes in a manner that best conforms to the spirit of the Official Rules; or (b) award the Prize in a random drawing from among all eligible entries received up to the time of the impairment. The Sponsor reserves the right in its sole discretion to disqualify any individual it finds to be tampering with the entry process or the operation of the Sweepstakes or to be acting in violation of the Official Rules or any other promotion by a Van Metre company (or an affiliate or subsidiary thereof), or in an unsportsmanlike or disruptive manner. Any attempt by any person to undermine the legitimate operation of the Sweepstakes may be a violation of criminal and civil law, and, should such an attempt be made, the Sponsor reserves the right to seek damages from any such person to the fullest extent permitted by law. The Sponsor's failure to enforce any provision of the Official Rules shall not constitute a waiver of that provision.

**Publicity Release:** Entry into the Sweepstakes and acceptance of the Prize constitutes permission for the Sponsor and any Van Metre company to use the winner's name, address (city and state) and/or likeness for advertising and trade purposes (where permissible) without further compensation to the winner, worldwide and in perpetuity, in any and all forms of media, now known and hereafter devised, including, but not limited to, online, unless prohibited by applicable law.

**DISCLAIMER AND LIMITATION OF LIABILITY:** NONE OF THE VAN METRE COMPANIES OR THEIR AFFILIATES, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, OR PRINCIPALS MAKES ANY REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER TO ENTRANTS OR ANY OTHER PERSONS RELATING IN ANY WAY TO THE ACCEPTANCE, RECEIPT, OWNERSHIP, USE OR OTHER DISPOSITION OF THE PRIZE OR PARTICIPATION IN THE SWEEPSTAKES OR THE MANUFACTURE OF THE PRIZE, INCLUDING, BUT NOT LIMITED TO, (A) ANY TECHNICAL MALFUNCTIONS OF THE TELEPHONE NETWORK AND/OR TRANSMISSION LINE, THE U.S. MAIL SYSTEM, OR ANY COMBINATION THEREOF, OR (B) ANY ENTRIES THAT ARE LATE, TAMPERED WITH, GARBLED, INCOMPLETE, MISDIRECTED, LOST, MUTILATED, DELAYED, ILLEGIBLE, CORRUPTED, MECHANICALLY DUPLICATED, OR OTHERWISE NOT IN COMPLIANCE WITH THE OFFICIAL RULES, OR (C) THAT THE PRIZE IS FREE FROM DEFECTS IN WORKMANSHIP, MATERIALS OR OTHERWISE. NEITHER THE VAN METRE COMPANIES NOR ANY OF THEIR AFFILIATES, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, OR PRINCIPALS SHALL BE LIABLE TO ENTRANTS OR ANY OTHER PERSONS FOR, AND, EXCEPT WHERE PROHIBITED BY LAW, THE VAN METRE COMPANIES, ALL OF THEIR AFFILIATES, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, OR PRINCIPALS ARE HEREBY RELEASED FROM ANY REMEDY, LIABILITY, DAMAGES, COSTS, OR LOSSES WHATSOEVER RELATING IN ANY WAY TO THE PRIZE AND THE SWEEPSTAKES WHETHER ARISING UNDER THESE TERMS OR APPLICABLE LAW, INCLUDING CONTRACT, TORT, STATUTORY, OR ANY OTHER LAW. THE SWEEPSTAKES IS GOVERNED BY THE LAWS OF THE COMMONWEALTH OF VIRGINIA WITHOUT REGARD TO ANY CHOICE OF LAW PROVISION. ANY CLAIMS, DISPUTES OR OTHER MATTERS IN QUESTION ARISING OUT OF, OR RELATING TO, THE SWEEPSTAKES OR THE PRIZE, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE (COLLECTIVELY, THE "CLAIMS") WILL BE DECIDED EXCLUSIVELY BY THE GENERAL DISTRICT COURT OR CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA, AND, TO THE EXTENT ALLOWED BY APPLICABLE LAW, **TRIAL BY JURY AS TO ANY CLAIM IS HEREBY WAIVED BY ENTRANTS.**

**Publication of Winner:** The winner will be posted online at [www.vanmetrehomes.com](http://www.vanmetrehomes.com) after the winner is notified. If you would like to know the name of the winner by mail, send a self-addressed, stamped envelope to Winner – Van Metre Homes Realtor Apple® Watch Giveaway Promotional Sweepstakes c/o Van Metre Homes, Marketing Department, 43045 Van Metre Drive, Suite 200, Broadlands, Virginia 20148.