

PURCHASERS ACKNOWLEDGEMENT

Please complete your details below and sign this form before you submit an offer to purchase the property at: **LOT 1.145 EMINENCE DRIVE, NORTHWOOD**

_____ (property)

Purchaser Name: _____

Address: _____

Phone: _____

Email: _____

Solicitor: _____

(Name)

(Firm)

The Purchaser, prior to signing this document, acknowledges and agrees that the purchaser has been:

- Recommended to seek legal and technical or other advice and information and advice and given a reasonable opportunity to do so;
- Provided a copy of the approved Real Estate Authority guide relating to sale and purchase agreements;
- Made aware of the agents in-house complaints and dispute resolution procedures and given a copy. Made aware that they may access the Real Estate Authority's complaints process without using the agents in-house procedures and that any use of the in-house procedure does not preclude the making of a complaint to the Real Estate Authority;
- Advised of any EQC or private insurance claims (that the agent is aware of) relating to the property and their current status. If you are in any doubt about the status of any insurance claim you acknowledge that you have been recommended to seek technical advice from your insurance and/or solicitor;
- Advised that the licensee is not obligated or qualified to provide them with representation on the boundaries of the property. If you are in doubt or seek clarification on the actual boundaries, you acknowledge that you have been advised to engage a survey or seek further advice from your Solicitor regarding the boundaries;
- Made aware of any known defects in the property and/or advised that the property maybe subject to hidden or underlying defects and/or advised the ability to make an offer to purchase the property conditional on obtaining a building report;
- Provided the property files by document download (including but not limited to Title / Council files)

Overseas Investment Act

- I/We understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (OIA). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent, do not have OIA consent and do not make our offer conditional upon obtaining it, we will be in breach of the OIA and may be liable for fines of up to \$300,000, I/we may not be able to settle the transaction and may incur liability to the vendor (including losing our deposit)

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFER CONSENT.

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Disclosures (salesperson to delete if not relevant) The Purchaser, prior to signing this document, confirms the salesperson has disclosed the following to them: Disclosure of known defects (if any)

The salesperson has provided all property files via Online information pack readily available to download and the purchaser acknowledges receipt of these files, prior to signing S&P Agreement. The purchaser acknowledges that Lot 1.145 has not been titled yet and the street number, at this time, is unknown. The purchaser acknowledges that construction is underway, with the development being built in three stages of four homes at a time, in order of left to right, and Lot 1.145 is in the third stage with the completion date expected to be between late March and May 2023 - title, coc, weather and materials permitting

If it is indicated that this property has insulation, it is the purchaser's responsibility to investigate if the insulation meets the R.T.A Regulations

Representations made by the licensee that the purchaser is relying on (provided verbally, via information provided and/or marketing)

Relationship Disclosure (if any)

Related Party Transaction

We acknowledge that we were advised that section 134 and 136 of the Real Estate Agents Act 2008 do / do not apply (salesperson to delete)

Permission to market the property after sale

- The purchaser authorises the agent to market the property as Sold for a reasonable period of time. This will include a photo of the property and the suburb.

ATTENTION:

Do NOT sign the attached Sale and Purchase Agreement without reading and understanding this document. Do NOT sign the Sale and Purchase Agreement if you feel pressured.

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

If you are intending to purchase the property as trustees of a trust, all trustees must sign this form. If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.

Salesperson Signed: _____

Date: _____

Salesperson Signed: _____

Date: _____