

Please complete your details below and sign this form before you submit an offer to purchase the property at:

1B Colman Ave, Upper Riccarton (property address)

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 agent's 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 agent's 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 provider 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)

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)

Relationship Disclosure (if any): Listing agent related to vendors Corinne and Michael Bailey

KIWISAVER

- ☐ I/We will/will not be using KiwiSaver Funds for our deposit. KiwiSaver may require the deposit to be paid to the Vendor Solicitors Trust Account.

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.

OVERSEAS INVESTMENT ACT

- ☐ I/we understand that buying residential property may be subject to the Overseas Investment Act 2005. I/we must complete a Residential Land Statement before settlement. If OIA consent is required and not obtained. I/we may be in breach of the law, face fines up to \$300,000, and may lose our deposit or be liable to the vendor. **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.**

Disclosures and representations made by the licensee that the purchaser is relying on (provided verbally, via information provided and/or marketing). The purchaser, prior to signing this document, confirms the salesperson has disclosed the following to them:

The purchaser acknowledges that the salesperson has obtained and provided the available property records from Christchurch City Council (CCC) for the purchaser's due diligence prior to submitting an offer. The purchaser further acknowledges that CCC has advised there is limited historical information available in respect of the property. The purchaser agrees to rely on their own investigations and is strongly advised to obtain, at their own cost, any reports or professional advice they consider necessary, including (without limitation) a building inspection report, to satisfy themselves as to the property's condition, compliance, and suitability for their intended use.

The purchaser acknowledges that the property is advertised as having a floor area of 90m² obtained from Property Value.co.nz, while other publicly available information records the floor area as 120m². The CCC supplied document page 4, shows partial floor area measurements. However, the salesperson is unable to fully verify the correct floor area and the purchaser has been advised to undertake their own due diligence regarding the matter.

The purchasers) acknowledges they have received the E-information pack from the salesperson, which includes but not limited to, title, LIM, and instruments and covenants thereof, in association with building plans. The purchasers) further acknowledges that it is their and their solicitors' responsibility to ensure the subdivision rules, boundaries requirements, meet the purchasers intended use of the property.

The firewall is referenced as concrete block on page 4 of the Christchurch City Council file. Purchasers are advised to complete their own investigations as the salesperson is unable to verify it runs floor to roof as it has not been sited

**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.*

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: _____

Salesperson Signed: _____ Date: _____

Salesperson Signed: _____ Date: _____