

23. As Is Where Is:

1. *The Purchaser acknowledges that the property, the dwelling, and any improvements thereon are being sold in an “as is where is” condition.*
2. *The Purchaser acknowledges that there is no insurance in place on the property.*
3. *The Vendor confirms that no earthquake related claim was lodged for the property and therefore no assignment is available to the Purchaser on settlement.*
4. *The Purchaser enters into this transaction solely in reliance of their own investigations and not in reliance of any representation made on behalf of the Vendor and/or the Real Estate Agent.*
5. *The Vendor makes no warranty that the property, the dwelling, or any improvements thereon are suitable for any use or may lawfully be used in their present state and condition for any purpose and the Purchaser acknowledges that any repair or demolition of the dwelling and any improvements on the property shall be at the sole risk and expense of the Purchaser.*
6. *The Vendor shall have no obligation to the Purchaser in relation to the property, the dwelling, or any improvements thereon and accordingly the Vendors warranties contained in the General Terms of Sale are deleted.*