

Property Address: 27 Kitchener Street, Whanganui East

Listing Salesperson: Steven & Jared

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 ~~DO~~/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

1. The cladding & soffits of the dwelling are likely to be Fibre Cement Sheets - in which these are likely to contain asbestos.
2. The backing board of the power metre is likely to contain asbestos.
3. There is are no known Whanganui District Council Records for the original Building Plans or Permit(s). We recommend seeking written advice from (but not limited to) your solicitor, Whanganui District Council and a Licensed Building Practitioner on this item.
4. The Cooktop & Wall Oven need a professional clean & tested by an Electrician to ensure fully functional.
5. The appropriate bins for the rubbish draw are missing and the draw fixed for smooth opening and closing.
6. There is missing downpipe off the front porch roof be replaced/reinstated.
7. All timber windows have been painted shut, the cords on the sash window are also broken.
8. Sealing/repairs required outside the shower door & wall corner in Bathroom 2.
9. The vinyl is lifting below the coloured kitchen draws.
10. Repairs required to a timber piece between the benchtop & Dishwasher.
11. There is a couple of chips to the benchtop.
12. The rangehood requires the lightbulb(s) replaced (if possible) & tested by an Electrician to ensure fully functional.
13. The Heat Pump should be professionally serviced & the Remote's battery cover is missing.
14. The 'foil' found underfloor of the lounge/dining/kitchen & back bedroom is not a form of insulation.

Final Acknowledgement:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.