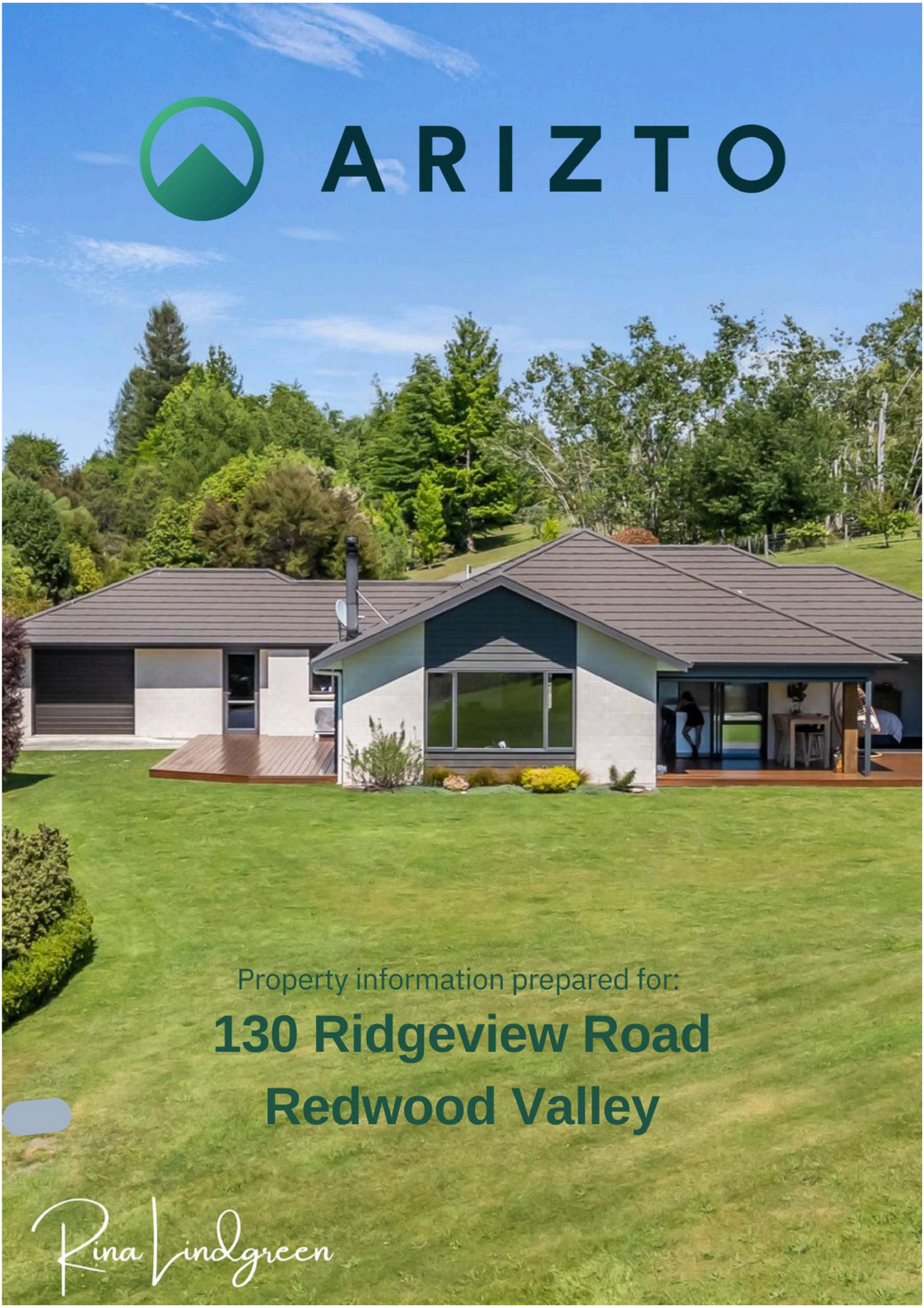


ARIZTO

Property information prepared for:

130 Ridgeview Road
Redwood Valley

Rina Lindgreen

ARIZTO

Chattels:

Gas hob and oven, Dishwasher, Rangehood, Heatpump, Floor coverings, Curtains, blinds, Light Fittings, fix floor coverings, garden shed. x 3

Ride-on mower.

ARIZTO

Property Information

Property Address	130 Ridgeview Road, Redwood Valley.
Certificate of Title	671937 Freehold
Legal Description	Lot 42 DP 480593
Zoning	Rural Industry Zone C
Capital Value	$1,200,000
Annual Rates	$3,703.25
Size of Land (sqm)	2194 m2
Size of Dwelling (sqm)	232 m2
Age of Home	2016
Association Levies	$916.20 Quarterly. Covering: Water supply, Sewage waste, upkeep of common areas
Living Area	Open-plan living, dining and a newly updated stunning kitchen.
Bedrooms	3 bedrooms with wardrobes, Master with ensuite and WIR.
Bathrooms	Ensuite with tiled shower. Main with shower, bath & vanity.
Other Rooms	Separate toilet. Office nook, Laundry is by the entry to the garage.
Insulation	Fully
Wastewater	Via the association.
Water Supply	Via the association.
Internet	Fibre
Heating	Heatpump and log burner
Water Heating	Electric with solar compatibility
Foundations	Concrete
Roof	Tiled profile
Exterior Cladding	Brick
Joinery	Double-glazed aluminium joinery.
Garden	Low-maintenance landscaping, a large entertaining deck partly covered and with shade & privacy blinds, Sheds, an automated sprinkler system for 2 zones, including a greenhouse. Raised vegetable gardens. Outdoor spa plugs plus plenty of fruit trees.
Garaging/parking	3 Car garage and plenty of off-street parking

ARIZTO

This property is priced at:

Enquiries over $1,199,000

Book a private viewing

Please make contact today

Rina Lindgreen

021 152 2747

Rina.l@arizto.co.nz

Licensed Salesperson

Arizto Real Estate, which is Smarter Real Estate

Licensed REAA 2008

Notice of Disclaimer

To be read before reading the contents of the Memorandum

This Information Memorandum (the "Memorandum") is in relation to the advertised property at **130 Ridgeview Road, Redwood Valley** ("the Property") and has been prepared on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owners make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owners shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.

STEPS TO PURCHASE

The Arizto sales pipeline

1: Let your local Arizto agent know

As a purchaser, you will have access to our streamlined online offer process.

You will recieve an email asking for the details needed to submit your offer. Once your offer has been accepted by the vendor its time to read the Sale & Purchase Agreement, ready for signing.

If you have any questions at all, let your Arizto agent know.

2: Online signing

When your offer has been accepted you will be notified with an email, and a link to take you to sign online. You will also receive an email from your Arizto agent with a step by step process of how to sign online, super easy!

Once signed your Sale & Purchase Agreement will be sent to the Solicitors awaiting conditions approval.

This is an exciting but also nervous time while you wait, if you have any questions at all just let your Arizto agent know.

You will be kept updated on the progress as it happens.

Don't forget, until a contract is declared unconditional the property is still on the market and can accept back up offers.

3: Approve conditions

Some common conditions include:

- Finance
- LIM
- Building report
- Independent Valuation
- Sale of purchasers property

Once your all your conditions have been approved the contract will be declared unconditional, and the deposit paid.

Before settlement day your Arizto agent will organise a pre settlement inspection.

4: Get the keys to your new property

Upon settlement day you will recieve the keys to your new home.

- Solicitor execution
- Confirmation of Title
- Payment confirmed
- You're good to go

Your agent will organize meeting you at the property at a time that suits you to handover the keys so you can enjoy your new life, in your new home.

CONTRACT TERMS

Common contract terms:

Under Offer:

What does "under offer" actually mean? When a property is 'under offer', it means a wishful buyer has submitted an offer for the seller to consider.
But, while both parties have agreed on a price and terms and conditions, the contract isn't finalised and the sale hasn't been completed until the Sale & Purchase Agreement has been signed by both parties, therefore forming a contract.

Contract Conditions:

Conditions are terms which are included in an Agreement for Sale and Purchase, which give the purchaser time to decide if that property is right for them, before they commit to the purchase.

The most common conditions are, Finance, LIM report, Builders report, Independent valuation & Sale of purchasers property. If you want a special condition always ask as they can be prepared for you and inserted in the document.

Under Contract:

“Under contract” in real estate means that a seller accepts an offer from a buyer to purchase their home.

However, the home isn't considered sold until all of the conditions (if any) on the property are met. Therefore back up offers can be accepted, and if the current contract does not go unconditional the back up offer will come into play.

If there are no conditions on a contract it is declared unconditional and the property is sold.

Unconditional:

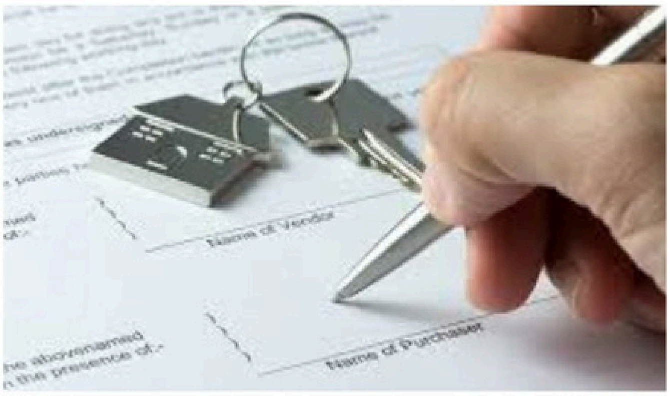
As its name implies, an unconditional contract contains no conditional clauses – meaning outside of a Buyer's right under legislation, the Buyer must settle the property regardless of whether their finance is approved or not and whether the physical condition of the Property is acceptable or not.

If you have any questions at all about how a Sale & Purchase Agreement works ask your agent questions, and get legal advice if you feel you need to.

Multi Offer:

In a multi-offer situation, the seller can choose the offer that works best for them from a number of offers. If you are a buyer in a multi-offer process, you need to put your best offer forward because you may not have another opportunity to increase your offer.

If there are no other offers at the time of yours an agent can not tell you it is a multi offer situation. If another offer comes in before your offer is signed the agent will let you know, and ask if you would like to review your current offer as it is now a multi offer situation.




ARIZTO
Rina Lindgreen
ARIZTO
Doing Smarter Real Estate
so our Vendors benefit more.

ARIZTO

Welcome to the New Era of Smarter Real Estate!

Providing a straightforward and professional
top-quality service our locals can trust.
The old Real Estate model has now had a positive upgrade for the Vendor.
It's time for Smarter Real Estate!

What makes Arizto stand out from the rest?

Fairer Fees at only 2% + GST commission. *

*plus admin fee of $650 + GST on successful sales only

With fewer overheads, we can offer a fairer rate to our clients, which ultimately leaves more money in their pocket at the end.

Premium Marketing on Trademe.

This ensures your property gets the best possible exposure, plus we showcase across all other major real estate sites.

All at: No upfront cost - no sale - no fee - no risk.

No Fixed Agency Agreements.

We believe in transparency and honesty, so we won't lock you into a fixed timeframe. We back ourselves 100% and simply show our vendors that their properties are our top priority at all times.

Completely digital

No paper or print advertising, which again, keeps more money in the vendor's pocket at the end.

Smarter Real Estate

Let me navigate your next Real Estate move