Property Disclosure Form

ARIZTO

Property Address: 54 Nugget Avenue, Hobsonville

Listing Salesperson: Team - Jasmine Sergeant & Nicole Redman

NOTE: This is a LIVE document. Please check with the agent to ensure this is current or pending an update

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:

This document and all documents provided has been supplied to Arizto Limited (the Agency) by the vendor or a third party and is merely passing this information over. The Agency has not verified the information nor warrants its accuracy.
The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence. We recommend you seek your own independent legal and/or technical advice.

Vendor disclosures relating to material defects or issues: None

Agent disclosures relating to material defects or issues discovered: None

Agent advisories: See LIM and Flood Viewer snapshot

Hobsonville Residents Society - $165 per annum.
Nugget Ave Laneway - $241 per annum. This pays for upkeep of the laneway, potential house washing (external) and they do the front gardens and laneway gardens

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.