

Property Disclosure Form



Property Address: 9 Norrie smith avenue, Flat Bush

Listing Salesperson: Kanwal Singh

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 Vendor discloses that two internal walls have been installed around the lounge area. The Vendor agrees that these walls may be removed prior to settlement if requested by the Purchaser, provided both the Vendor and the Purchaser mutually agree in writing to the removal.

2) Vendor Disclosure – Previous Roof Leak

The Vendor advises that the property experienced a roof leak in previous years, and remedial works were subsequently carried out. The Purchaser acknowledges that they must rely on their own investigations and undertake any due diligence they consider necessary regarding the current condition of the roof. The Vendor makes no warranty or representation as to the current or future condition of the roof beyond this disclosure.

3) As Is - Where Is of property condition

The purchaser acknowledge that the prperty is being sold in an " as is, where is" condition and all vendor warranties are hereby removed. The purchaser accepts the condition of the property as they see it and will not have any claim against the vendor in respect to condition

Final Acknowledgment:

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.