

Property Address: 88 Russell Road, Circle Hill, Milton, Clutha

Listing Salesperson: Kimberley Rosenbrock

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:

GST - Vendor is GST registered. Sale is plus GST (if any). Buyers should be aware that GST may apply and that they should seek their own advice.

No representation or warranty is given as to the accuracy of boundary locations. Purchasers should rely on their own investigations, including title, LIM, legal advice, and survey information.

Subdivision / New Title - Approximately 1 hectare is being subdivided. Sale is subject to the creation of a separate title. Full conditions and details will be included in the S&P.

ETS / Forestry - The pine plantation has not been registered in the Emissions Trading Scheme (ETS). Buyers should seek independent advice regarding forestry or carbon credit opportunities.

Water - Property is connected to the rural water scheme with 4 units/day, plus a secondary 25,000L rainwater tank.

Related Property Sale - The vendors are family members; buyers are encouraged to seek independent advice.

It is recommended the purchaser(s) seek legal advice in regard to the sale and purchase of property and the due diligence involved.

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.