

# Property Disclosure Form



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Property Address: 18 Downing Street

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Listing Salesperson: Glenn Pascoe

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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 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:

The EQC file is being retrieved and is being processed.

The vendor has had an engineer review the list of items in the house that were identified EQC repairs so that a comprehensive report confirming that repairs have been completed. This report is being created. The vendors are confident that all EQC work has been completed on the house. EQC payouts were used to make these repairs and other improvements to the house. In relation to the house there are no further money to be passed on.

I have been informed by the vendors that there was a payout to "fix" movement in the garage floor which hasn't been done. The amount is yet to be determined but likely about \$3500 and will be made available to the purchaser by being removed from the offer agreed price.

There are sewage and other easements attached to the title and these easements should be explored by the purchaser with their solicitor to ensure they are happy with the easements.

**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.