

**Property Address:** 26 Alford Street, Methven

**Listing Salesperson:** Sam and Andy Gorman

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 vendor's agent that:

1. We have been supplied with 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, the process of presenting these offers to the vendor has 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:

**Property Defects and Disclosures**

- Please note that the internal layout of this property differs from the original floor plan shown in the Council Files. The area now configured as the lounge and separate kitchen was originally shown on the plans as a laundry, galley style kitchen space, and what is currently the third bedroom was originally designated as a lounge.

Purchasers are advised to conduct their own due diligence surrounding these renovations, a qualified building inspector will be able to confirm no load bearing walls were altered, though the Vendors believe nothing load bearing has been affected and changes were carried out by professional tradespeople.

**EQC Claims**

There was one claim in relation to the property, CLM/2010/032641, believed to be surrounding the fireplace. See EQC document in the Property Files.

- **No other known disclosures relating to the property.**

**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

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had the opportunity to seek legal and/or technical advice as they see fit.