**Property Disclosure Form**

ARIZTO

Property Address: 40 Te Kauri Place, Helensville

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.

**Further disclosures may be conveyed at the property and where necessary will be conveyed in writing**

Vendor disclosures relating to material defects or issues: The kitchen cabinets are in poor condition. Indoor spa bath jets are inoperative. Rangehood inoperative.

Agent disclosures relating to material defects or issues discovered: None

Agent advisories: LIM and Flood Viewer snapshot

**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.

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LIM and Property File from Auckland Council: Where not provided, this is simply due to a LIM often deemed expired after 3 months. Simple a condition of an agreements and we will work to assist where possible

Privacy Disclaimer: Arizto Limited has obtained your information from yourself or a third party for it's sole use. This information may include your name, email address, phone number and physical address. The following information will be held by Arizto Limited located at 3 Broadway, Newmarket, Auckland.

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