Disclosures: 10 Wills Crescent, Ashhurst

Acknowledgements:

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 sales person 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.

We Acknowledge

- Where a vendor has supplied a specialist report, in regard to the property the purchaser/s are aware that the warranties and responsibilities of the author of said report do not transfer to the purchaser/s and that you have been advised to secure your own advice and report.
- Where the vendor or Arizto agent has supplied a LIM report, the purchaser/s is aware that the local council is not liable to the purchaser for any mistakes or omissions.
- Any houses built of monolithic cladding, either Polystyrene or Harditex with a plastered finish and typically built between 1990 and 2006 may be prone to weather tightness issues andthe purchaser/s have been advised to seek independent expert advice.
- Any houses built in the 1970's - 1980's may have Dux Quest plumbing systems, we recommend that you seek advice from a qualified specialist.
- Asbestos is a common building material that may be present in houses. If you are concerned that a property may contain asbestos, we recommend that you seek advice from aqualified specialist.
- On 1 July 2019 the Healthy Home Standards came into force for rental properties in New Zealand. The purchaser/s is advised that should their intentions for this property be as a rental/ investment now or in the future, to seek independent advice of the current compliance and future foreseeable requirements under the Healthy Homes Guarantee 2017.

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 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:

Disclosures:

- The Flat Plan is defective. The garage, carport and two sheds are not on the Flat Plan. We advise that you seek your own legal advice.
- Council does not hold the origional build file for the dwelling. However the owner holds all plans for all alterations to home home as well as the origional build file. We encourage you to seek your own legal and technical advice.
- There may be absestos present in the ceilings of the home and on the front boundary fence. Neither of these items have been tested. We advise you to do your own testing and due diligence.

All purchasers are recommended to seek Legal advice and to do their own due diligencebefore purchasing any property including building or other technical reports.