Property Disclosure Form

Property Address:	16 Chattertons Road, Yaldhursst
Listing Salesperson:	Tracy Stevenson

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.

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:

* Full council file available upon request
* EQC claim settled by previous owners - file has been requested from Natural Hazard Commission
* The wood shed (containers) is not consented
* Possible Asbestos Presence:

The purchaser/s is/are advised that, based on the age, construction type, or materials used in the property, asbestos-containing materials may be present.
Properties constructed during certain periods may have incorporated materials that are now known to have contained asbestos. The potential presence of such materials does not necessarily indicate a defect or hazard; however, asbestos can present health risks if fibres become airborne through damage, deterioration, renovation, demolition, or other disturbance.
Purchasers are advised to undertake their own due diligence and obtain any specialist advice, inspection.

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.

Arizto Ltd. Licensed REAA 2008