

Property Disclosure Form



Property Address:

Listing Salesperson:

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:

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.

Vendor Supplied: Flaws, Defects & Imperfections_94a Aldwins Rod, Phillipstown

Holes in the lower wall at the front door from the old doorstep.

Light directly entering the house has recently died.

Scuffed paint and minor chips on some bottoms and sides of doors in the house and skirting boards.

Corners in the entryway have scuffed off paint.

Poorly done filler on left entering the kitchen.

Poorly done filler on right behind the bedroom end of the corridor.

The main bedroom has poorly done filler on the left as entering room.

The first bedroom has a rough plaster job.

The pullout bin in the kitchen is slightly misaligned and needs to be pushed in to pull out the cabinet to the left of it.

The lounge has a couple of screw holes.

Near the ceiling in the hallway is a chipped paint spot, left of the main bedroom is a flaked piece of paint.

Paint on the feature wall in the main bedroom is rough.

Walls are a bit grimy throughout with occasional scuffs.

The gate out back is off the hinges.

Missing red bin lid.

One fence paling is snapped in half off the fence, and the fence is slightly warped from temperature at varying degrees along it.

Gate to garden that works is old and decrepit

The arch over it with the climbing plants is rusted and held up by the plant.

Uneven paint above the bathroom backdrop.

Silicone around the bath is amateur and rough

The countertop of the vanity in the bathroom has a small eroded patch on the right side.

Spot on vanity doors is chipped, tiles in the bathroom couple superficial cracks.

There is no key for the garage door but a key is provided for the side door & the hobby room door.

THE VENDOR HAS ADVISED THE ABOVE ITEMS WILL NOT BE REPAIRED, UPDATED OR OFFER DISCOUNTED.