

PRIVATE CONTRACT REQUEST - RESIDENTIAL

PLEASE COMPLETE ALL REQUIRED DETAILS

DETAILS OF THE PROPERTY BEING TRANSFERRED:

Address: _____

Certificate of Title Details (if known): _____

Is this your Principal Place of Residence (PPR)? YES NO

Is the Property brand new or vacant land? YES NO

Please provide us with a copy of the current council rates notice to assist with identifying the property.

VENDOR(S) DETAILS:

Full Legal Name(s): _____

Company Name: _____ ACN: _____

Trust Name (if applicable): _____ ABN: _____

Current address: _____

Ph No: _____

Email: _____

If the property is currently held on behalf of a trust, please provide us with a copy of the Trust Deed.

PURCHASER(S) DETAILS:

Full Legal Name(s): _____

Company Name: _____ ACN: _____

Trust Name (if applicable): _____ ABN: _____

Current address: _____

Ph No: _____

Email: _____

Conveyancer's Details Name & Company: _____

Email: _____ Ph no: _____

CONTRACT DETAILS:

Purchase Price: \$ _____

Deposit: \$ _____

Is the Vendor registered for GST? YES NO

If yes, will GST be added to the purchase price? YES NO

****As from 1 July 2018, GST measures are in place for New Residential or Potential Residential Land (e.g. newly subdivided allotments or vacant land). If this applies to your sale, then we will require you to seek independent advice from your accountant prior to us preparing the Contract.****

Settlement Date: _____

COSTS:

Who is paying for the preparation cost of the Contract? VENDOR PURCHASER

Do you anticipate the Purchase Price being sufficient to repay all bank loans, other loans, selling commission, outstanding rates & taxes? YES NO UNSURE

If NO or UNSURE, obtain authority to get details from respective banks etc.

TENANCY:

Is the sale subject to an existing tenancy? YES NO

If yes, please provide us with a copy of the tenancy agreement and complete the details:

Managing Agent (Name & Company Name): _____

Tenant(s) Full Names: _____

FIXED Commencement Date: ____ / ____ / ____ Expiry Date: ____ / ____ / ____

PERIODIC Commencement Date: ____ / ____ / ____

Rent Amount: \$ _____ Payable: WEEKLY FORTNIGHTLY MONTHLY

Security Bond Amount: \$ _____ Lodged at: _____

STRATA UNIT OR COMMUNITY LOT:

Is the Property a Strata Unit or Community Lot? YES NO

If yes, please provide the following details:

Community or Strata Manager: _____

Please provide us with a copy of the latest tax invoice received from the Strata Manager.

SPECIAL CONDITIONS:

Is the Contract subject to Finance? YES NO

If yes, please provide the following details:

Lender Name & Address: _____

Loan Amount: \$ _____ Term of Loan in years: _____ Interest Rate: _____ % pa

Is the Contract subject to Building and/or Pest Inspection? YES NO

FURTHER TERMS:

Are there any other special conditions to be included in the Contract? YES NO

If yes, please provide the details: _____

Are there any chattels (goods) to be specifically excluded or included in the Contract? YES NO

If yes, please provide the details: _____

Are any of the appliances fixed to the property on hire or rent to buy? YES NO

If yes, please provide the details: _____

Have you received any notices from neighbours in regard to fences or building works? YES NO

If yes, please provide us with a copy of the notice(s).

Are there any works to be carried by the Vendor prior to Settlement? YES NO

Are you aware of any easements or rights of way, restrictive covenants, leases or tenancy requirements over the land? YES NO

Is there a Swimming Pool or Outdoor Spa on the Property? YES NO

Are there any current contracts in place for the repayment of solar panels? YES NO

If yes, please provide the details: _____

SIGNED BY VENDOR(S):

Signature

Print Full Name

Date

Signature

Print Full Name

Date