Property Disclosure Form

Property Address: 4/13 Fifth Avenue, Avenues

Listing Salesperson: Megan Hetges

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:

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:

Insurance Disclosures ("Stacked" Unit) The owners of all 5 units in the complex are currently working together to establish a single master insurance policy for the entire building. This is actively a work in progress. Please be advised that any interested parties can only purchase the property once this joint master policy is fully in place and is able to be transferred to the new owner. As this involves navigating the property's Memorandum of Cross Lease and coordinating with the other unit owners, purchasers are strongly advised to seek independent legal advice regarding these insurance implications prior to entering into an agreement.

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.

Arizto Ltd. Licensed REAA 2008