



OFFER TO PURCHASE

TO: Alliance Realty A.B.N. No. 99 132 387 841 Registered Officer address: 153 Mitchell St, Larrakeyah In the Northern Territory of Australia (hereinafter called "the Agent") as agents for:

OFFER TO PURCHASE: I/We the Purchaser's) named below offer to purchase from the Vendor the property described in the particulars hereunder and on the terms set out therein. This offer is subject to consequent signing and exchange of a formal Contract of Sale, after approval thereof by the Purchaser's solicitors.

PURCHASER(S): FULL NAME(S): RESIDENTIAL ADDRESS: OCCUPATION: POSTAL ADDRESS: TELEPHONE: (H) (W) (M) (Email) As joint tenants/tenants in common, who are/are not over the age of 21 and are/are not British subjects (hereinafter called "the Purchaser")

VENDOR(s): FULL NAME(S): RESIDENTIAL ADDRESS: OCCUPATION: POSTAL ADDRESS: TELEPHONE: (H) (W) (M) (Email) (hereinafter called "the Vendor")

DESCRIPTION OF PROPERTY: ADDRESS: LOT/PORTION TOWN LEASE No. VOLUME FOLIO

DESCRIPTION OF IMPROVEMENTS:

CHATTELS: Included in the sale are chattels as detailed in the schedule attached hereto, to the value of which for transfer purposes is estimated at \$.

PURCHASE PRICE: (\$)

INITIAL DEPOSIT: (\$)

BALANCE DEPOSIT: (\$)

"The deposit will not be released by the Agent, whether or not contracts are exchanged, without written authority from both the Vendor and the Purchaser, or their legal representatives."

BALANCE OF PURCHASE PRICE: (\$)

To be paid in cash or by bank cheque on date of settlement in exchange for all necessary documents of transfer and title instrument free of encumbrances.

FINANCE: The offer to Purchase is subject to the Purchaser obtaining loan's) of: (A) NOT LESS THAN \$ FROM: (B) NOT LESS THAN \$ FROM: Within () days from date of Contract of Sale

SETTLEMENT: Two weeks from issue of titles () days from date of Contract of Sale, or such earlier date as may be mutually agreed upon between the parties, subject to completion of all necessary documentation.

POSSESSION: On Settlement

INSURANCE: The property will remain at the risk of the Vendor until date of settlement or possession.

RATES & OUTGOINGS: To be apportioned as from date of settlement or in the event of possession passing to the Purchaser prior to settlement from date possession is given to the purchaser.

COSTS: Vendor and Purchaser each to pay their own legal costs. Purchaser to pay stamp duty.

SPECIAL Building Status Report Pest Inspection Electrical Report Plumbing Report

CONDITIONS:

ENCUMBRANCES: (To be taken over by the Purchaser) DATED THIS DAY OF

SIGNATURE(S) WITNESS (PURCHASER(S))

ACCEPTANCE BY VENDOR

I/We hereby accept the above offer subject to signing and exchange of a formal Contract of Sale.

DATED THIS DAY OF

SIGNATURE(S) WITNESS (PURCHASER(S))

SOLICITORS: Purchaser: Vendor: Attention: Attention: