

OFFER TO PURCHASE

REAL ESTATE INSTITUTE OF NORTHERN TERRITORY INC.

TERRITORY CONVEYANCING SERVICES

Phone: (08) 8981 6733 Fax: (08) 8981 6333

****SELLER(S): FULL NAME (S):**

Dean Harry Gardner & Lorraine Delma Gardner

RES. ADDRESS:

58 Cox Drive, Wagait Beach NT 0822

POSTAL ADDRESS:

PO Box 9, Wagait Beach NT 0803

PHONE: N/A (Bus.).....(Priv.).....(Mob)

(hereinafter called "the Seller")

EMAIL: lorraine@lureinn.com.au

OFFER TO PURCHASE: I/We the Buyer(s) named below offer to purchase from the Seller(s) 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 Buyer's solicitors.

****BUYER(S): FULL NAME (S):**

.....
RES ADDRESS:

.....
POSTAL ADDRESS:

.....
PHONE:(Bus.).....(Priv.).....(Mob)

.....
EMAIL:.....

****DESCRIPTION OF PROPERTY:**

PROPERTY ADDRESS:...58 Cox Drive, Wagait Beach NT 0803

Lot/ Section 00014 Town/Hundred One Hundred Of Bray Lease No.:.....

Certificate of Title: Volume Folio

****DESCRIPTION OF IMPROVEMENTS:**

...Residential Dwelling

CHATTELS:.....

included in the sale are chattels as detailed in the schedule attached hereto

****PURCHASE PRICE:**.....(\$)

****DEPOSIT:**.....(\$)

"The Deposit will not be released by the Conveyancer, whether or not contracts are exchanged without written authority from both the Seller and the Buyer, 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 Buyer obtaining loan(s) of

NOT LESS THAN \$.....FROM.....

within() days from date of Contract of Sale

****SETTLEMENT:**() days from date of Contract of Sale, or such earlier

****POSSESSION:** Vacant

INSURANCE: the property will remain at the risk of the Seller 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 Buyer prior to settlement from date possession is given to the Buyer.

COSTS: Seller and Buyer each to pay their own legal costs. Buyer to pay stamp duty.

****SPECIAL CONDITIONS:**
.....
.....
.....
.....
.....

ENCUMBRANCES: (to be taken over by the Buyer).....

DATED THIS.....DAY OF.....2016

.....
(Witness)

.....
(Buyer(s) Signature(s))

ACCEPTANCE BY SELLER

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

DATED THISDAY OF.....2016

.....
(Witness)

.....
(Seller(s) Signature(s))

****SOLICITORS/CONVEYANCER NAMES:**

Seller Territory Conveyancing Services Attention Trish McIntyre

Buyer Attention.....

Additional Information:

Swimming Pool Yes/No If Yes do you hold the "Pool Certificate" Yes/No

Body Corporate Manager:

Tenants No

Property Manager: N/A