

# IMPORTANT BUYER INFORMATION

**CONTRACT DATE:** is the same date as the last person usually the (Seller) signs the contract.

- **5 DAY COOLING OFF PERIOD: (As per PAMD Form 30c)** Both the Buyer and the Seller are bound by the contract as soon as the Buyer or their Agent, Lawyer or representative receives a copy of this signed contract. (Note: if the Buyer is bound by the contract on a day other than a business day the cooling off period commences on the first business day after the buyer is bound by the contract.)
- **DEPOSIT:** The deposit must be paid into our trust account, (either by **Bank Cheque, Money Order, or Electronic Transfer**) **on or before by 5pm on the date specified.** If you have not paid by this date you are in breach of contract and the Seller may terminate the contract. (See Clause 2. Purchase Price - 2.2 Deposit) this deposit becomes part of the contract price.

*Example:* Purchase price           \$425,000  
Less deposit                 \$ 15,000  
*Balance at settlement:*   \$410,000

If you are paying your deposit by electronic transfer the following is our trust account banking details and your reference number that will show up on our statement identifying your deposit to us. (Please note, you must make sure the reference is listed on your deposit. Failure to list the reference will result in your deposit being rejected and you may incur charges from your institution)

<b>Bank</b>	<b>Westpac</b>
<b>BSB</b>	<b>034 076</b>
<b>Trust Account Number</b>	<b>346 185</b>
<b>Account Name</b>	<b>Queensland Property Marketing Trust Account</b>
<i>Reference Number</i>	

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*(If this number has not been filled in, at time of contract, please*

*contact our*

*office and our sales administrator can give you this.)*

- **FINANCE DATE:** is the date your financier must have given you written confirmation that your loan has been approved. ***Please ensure that the written confirmation is given to your solicitor and Agent. The Seller may terminate the contract if you do not advise finance approval by the due date.***
- **INSPECTION DATE:** is the date in which both Building and Pest Inspections must be completed. If either of these reports is unsatisfactory to you, ***you have until 5pm on that date*** to terminate the contract or come to a mutual agreement with the Seller. (See Clause 4 - Building and Pest Inspection Report)
- **SETTLEMENT DATE:** is the date when you take ownership of the property. (See Clause 5 - Settlement)

**\*\*\*\*\*EXTREMELY IMPORTANT\*\*\*\*\* - Don't forget to;**

- Take out an Insurance cover note - as per Clause 8.1 in the Contract of Sale. **It is your responsibility to take out an insurance policy on the property. (Needs to include Building + Liability Insurance). Ask your agent for the building cost.**
- ½ an hour after settlement contact our office on 07 3299 1433 to confirm we have received written confirmation from both parties Solicitor that the property has settled. We are unable to hand over keys, remotes etc until we have written notification.