

IMPORTANT SELLER INFORMATION

Please read this important information on dates and what they mean.

- **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 will be held in our Trust Account and then disbursed after settlement. (See Clause 2. Purchase Price - 2.2 Deposit)
- **FINANCE DATE:** is the date the Buyers chosen financier must have given written confirmation that the Buyers loan has been approved. (See Clause 3. Finance)
- **INSPECTION DATE:** is the date in which both Building and Pest Inspections must be completed by Registered Inspector/s of the buyers choice. If either of these reports are unsatisfactory to them, they have until 5pm on that date to terminate the contract or come to a mutual agreement with the you.
(See Clause 4 - Building and Pest Inspection Report)
If you have any documents confirming council approvals of any additions or alterations to the property as well as any Pest Control Certificates (in particular termite inspection) please make them available on inspections.
- **SETTLEMENT DATE:** is the date you hand over the property to the Buyer. **You must have completely vacated the property by this time**, any goods left behind becomes property of the Buyer. (See Clause 5 - Settlement)

Don't forget to...

- Ensure that there is adequate insurance for the property up until day of settlement.
- Organise disconnection of power, phone and gas or transfer if necessary by settlement day.
Energex: <http://www.energex.com.au> or Ph: 13 12 53
Telstra: <http://telstra.com.au> or Ph: 13 22 00
Optus: <http://www.optus.com.au> or Ph: 1300 301 937
- **KEYS:** The keys must be given to either your Solicitor or your Agent before settlement.
- Please notify us of your forwarding address so we can forward you your 'End of Sale statement with a cheque for any balances of deposit. Please also note we can electronically transfer these monies if you wish.