

## Our important Guidelines for Offers and Expressions of Interest prior to Auction

Should you have an interest in this property, please register this with our sales consultant.

Prior to expressing your level of interest in this property, please enquire with our sales consultant if the vendor is willing to sell prior to Auction.

If the vendor is receptive to offers then the following steps must be followed in order to formalise your offer;

1. A full Contract of Sale from the vendor's solicitor will be provided to you as soon as it becomes available.
2. The offer must be in the form of a signed Contract of Sale as provided by the Vendors solicitor.
3. The Contract must be accompanied by a cheque for 10% of the full sale/offer price.
4. The terms must be identical to the vendors in relation to chattels and settlements unless otherwise negotiated.
5. The offer must be unconditional.

At this point your offer will be officially submitted to the vendor.

The vendor will either:

Decline the offer in favour of continuing through to the auction or

Deem your offer to be at an acceptable level to them subject to the interest of any other registered buyers.

We are obliged to contact any other parties who have also expressed interest in the property, to inform them that the property will be sold. Price and terms of your offer remain confidential; however other parties are given an end of next business day deadline to submit their highest and best offer.

Please ask our sales consultant to clarify any of these points and remember that the property is not sold until both purchaser and the vendor have signed and exchanged the contract.