

## Sales Contract Process Overview

To secure an apartment and take it off the market, the Lot Purchase Form must be completed in full, and a refundable holding deposit of \$5,000 be paid. A formal Contract of Sale will be forwarded to the Buyer's solicitor within 1 business day of completing the required information. The purchaser's solicitor needs to review & release the sales documents before they can be issued to the buyer. The buyer may be required to prompt their solicitor to avoid delays. The Buyer has 7 calendar days from the date of signing this Lot Purchase Form to execute the Contract and further 7 days to pay the balance deposit, which is 10% of the purchase price. If the Buyer elects not to proceed to Contract within 7 calendar days, any Deposit paid will be refunded to the Buyer in full and the lot put back on the market for sale.

This Lot Purchase Form does not oblige the Buyer in any way and does not create a binding agreement to sell or buy the Property. The Buyer tenders this Lot Purchase Form to 117 Victoria Street West End Pty Ltd ABN 46 672 851 679 in accordance with the particulars set out below:

## Sale Details

Lot Purchase Date		Lot Number	
Colour Scheme	<input type="checkbox"/> Sky	<input type="checkbox"/> River	
Primary salesperson			
Ambassador Club	Repeat Purchase	<input type="checkbox"/> Yes <input type="checkbox"/> No	Project:
Is buyer purchasing for	<input type="checkbox"/> Owner Occupier	<input type="checkbox"/> Investor	
Buyer Type	<input type="checkbox"/> Downsizer	<input type="checkbox"/> Upgrader	<input type="checkbox"/> First Home Buyer

## Purchaser Information

Legal Entity	<input type="checkbox"/> Individual	<input type="checkbox"/> Company	<input type="checkbox"/> Trust
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## Buyer One

Full Name			
Full Address			
Email			
Telephone		Date of Birth (dd/mm/yyyy)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Foreign Buyer	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> If Yes, attach copy of Passport	If Yes, Country of Residence:
Buyer Identification	<input type="checkbox"/> Passport	<input type="checkbox"/> Drivers License	<input type="checkbox"/> 18+Card <input type="checkbox"/> Medicare
			Card Number:

To satisfy ATO requirements and requirements for electronic contract delivery and exchange, the Buyer must be properly identified. If the Buyer is a company, please obtain the identification in respect of the directors.

## Buyer Two

Full Name			
Full Address			
Email			
Telephone		Date of Birth (dd/mm/yyyy)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Foreign Buyer	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> If Yes, attach copy of Passport	If Yes, Country of Residence:
Buyer Identification	<input type="checkbox"/> Passport <input type="checkbox"/> Drivers License <input type="checkbox"/> 18+ Card <input type="checkbox"/> Medicare		Card Number:

To satisfy ATO requirements and requirements for electronic contract delivery and exchange, the Buyer must be properly identified. If the Buyer is a company, please obtain the identification in respect of the directors.

## Company/Trustee

Company Name		ACN	
Trustee Name: (Individual or Company)		ACN: Trust Name:	

## Pricing Details

Apartment Number			
Listed Price*	\$	Total Deposit Calculation	10% of purchase price
Ambassador Club Discount*	-\$	Total Deposit	\$
Upgrade Options & Variations Price*	\$	Holding Deposit Receipt Received	\$5,000 <input type="checkbox"/> Yes <input type="checkbox"/> No
Total Contract Price*	\$	Balance Deposit (due 7 days after contract signing)	\$

\*Inclusive of GST

## Comments

Special Conditions, Comments & Changes	
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## Contract Of Sale Dates

A formal Contract of Sale will be forwarded to the Buyer's solicitor within 1 business day of the Lot Purchase Form being fully completed. The purchaser's solicitor needs to approve the sales documents before they can be issued to the buyer. The buyer may be required to prompt their solicitor to avoid delays.

Method for issuing contracts	Electronic <input type="checkbox"/>	Hard Copy <input type="checkbox"/>
Contract Issue Date (Anticipated)		1 business day after Lot Purchase Form completion
Contract Exchange Due		7 calendars days following contract issue
Balance Deposit Due		14 calendars days following contract issue

## Buyer's Solicitor

Firm Name	
Contact Person	
Full Address	
Telephone	
Email	

## Seller's Particulars

Company Name	Traders In Purple
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## MinterEllison Lawyers Account Details

Bank	ANZ Banking Group
Address	Cnr Queen & Creek Streets, Brisbane, QLD 4000
Account Details	Account Name: MinterEllison Trust Account BSB: 014 002 Account: 361 000 639 Swift Code: ANZBAU3M
Requirement	Reference [Customer's name] Rivara Remittance By email to: rivara@minterellison.com
Deposit Receipt	Attached <input type="checkbox"/> Yes <input type="checkbox"/> No

## The Buyer

1. Tenders \$5,000.00 as an indication of the Buyer's intention to enter into a Contract of Sale to buy the Apartment. This amount is to be held in the trust account of MinterEllison Lawyers on the Buyer's behalf and will be refunded to the Buyer in full if the Buyer and Seller do not enter into a Contract of Sale;
2. Authorises and directs MinterEllison Lawyers to hold the amount tendered as Deposit Holder in part payment of the Deposit under the Contract of Sale to buy the Apartment;
3. Will be required to pay a deposit of 10% of the purchase price including any upgrade options in cash or by lodgement of a bank guarantee on signing the Contract of Sale; and
4. Consents to the Seller and its agents giving the Buyer and its agents disclosure, contract and other materials by electronic means.

Buyer One signature

Buyer Two signature

Date

**CYBER WARNING.** People have lost money when hackers have impersonated a law practice or another party involved in a legal matter by altering electronic communications including email, fax, social media, text, instant messaging, applications, file sharing and documents including PDF or word documents. Please call MinterEllison reception to verbally confirm MinterEllison's trust account details before making any transfer. Remittance required immediately after you have transferred or deposited the funds into the MinterEllison Trust Account, please send MinterEllison an email with a copy of the transfer or deposit receipt to: rivara@minterellison.com. Holding deposit - refundable. Payment of a holding deposit does not entitle a customer to purchase a residence. No interest is earned on the holding deposit whilst the money is held in MinterEllison's trust account and before investment in accordance with the terms of the relevant sale contract (once exchanged). In accordance with the terms of the sale contract (once exchanged), the holding deposit will be applied to form part of the deposit under the sale contract and will be invested at the relevant time in accordance with the terms of the sale contract. If a customer decides not to proceed, the holding deposit will be fully refunded within a reasonable period following receipt of request, receipt of the buyer's bank account details (to enable the refund) and verification of those details.