



## Forms for Purchasers to Sign

Please read, acknowledge and sign the enclosed forms prior to entering in a Sale & Purchase Agreement

- Purchaser's Acknowledgment Form
- Entry Into Agreement
- Eligibility to Purchase Land in New Zealand

**Please note:** This information has been supplied by the vendor or the vendor's agents. We are merely passing over the information supplied to us. We have not read, checked, audited, or reviewed the information in its entirety and all intending purchasers are advised to conduct their own due diligence investigation into the same. We will not be liable in any way for any incorrect or incomplete information in this material and no recipient will have any claim against us arising from any information contained in or omitted from this material. A prospective purchaser should obtain advice from his or her own Lawyers and advisors (including but not limited to building inspectors, surveyors and council) before entering into any Agreement for Sale and Purchase.

# Consent by purchaser prior to entry into a contractual document



Property address: 112b Fifteenth Ave, Tauranga

## Consents

I/We as Purchaser(s) of the above property hereby acknowledge that prior to entering into and signing the Agreement for Sale and Purchase and/or Auction that;

- 1) I/We were given a copy of the REAA NZ Residential Property Sale & Purchase Agreement Guide: and
- 2) I/We were given a copy of the REAA (Professional Conduct and Client Care) Rules 2012.
- 3) I/We were given a copy of The Northern Group in-house complaints and Dispute Resolution procedures and have been advised that I/We can access the REAA Complaints and Dispute Resolution Process without first using the agent's in-house procedures.
- 4) I/We were advised that neither the Vendor (nor any party associated with the Vendor) is an agent or employee of the licensee Agent /Salesperson

I/We further acknowledge that at the time we entered into this agreement for Sale and Purchase and/or Auction we did so freely and voluntarily, without any influences or duress, and we confirm that we were recommended to seek:

- ☐ Legal Advice
- ☐ Build Report
- ☐ LIM/Property File

and have been given a reasonable opportunity to do so before entering into the same.

Purchaser's initials: \_\_\_\_\_

## Disclosures:

### Unconsented Works – Converted Carport

The Purchaser acknowledges that the outside room on the Property has been converted from a carport into a room with a sink without building consent. The Purchaser accepts that the room is sold on an "as is, where is" basis, and the Purchaser shall not raise any requisition or make any claim against the Vendor in respect of such works.

## Further Disclosures:

I/We acknowledge that the following matters (if any) were specifically disclosed to us prior to entering into and signing the Agreement for Sale and Purchase and/or Auction.

\_\_\_\_\_  
\_\_\_\_\_

## Signatures:

Purchaser(s): \_\_\_\_\_

Licensee Agent/Salesperson: \_\_\_\_\_

Date: \_\_\_\_\_

## Purchaser Acknowledgement Form

Please complete your details below and sign this form before you submit an offer to purchase the property at  
112b Fifteenth Ave, Tauranga \_\_\_\_\_(property).

Purchaser Names: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Solicitor: \_\_\_\_\_  
Text  
(Name) (Firm)

### Overseas Investment Act:

☐ I/We understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (**OIA**). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent, do not have OIA consent and do not make our offer conditional upon obtaining it, we will be in breach of the OIA and may be liable for fines of up to \$300,000. I/ we may not be able to settle the transaction and may incur liability to the vendor (including losing my/our deposit).

**IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.**

### AUCTIONS

**YOU MUST NOT BID AT AN AUCTION UNLESS YOU ARE ABLE TO BUY THE PROPERTY ON AN UNCONDITIONAL BASIS. YOU MAY INCUR FINES OF UP TO \$300,000 AND LIABILITY TO THE VENDOR IF YOU PURCHASE THE PROPERTY AT AUCTION IN CIRCUMSTANCES WHERE YOU DO NOT MEET THE ELIGIBILITY CRITERIA IN THE OIA. OBTAIN LEGAL ADVICE BEFORE BIDDING IF YOU ARE UNSURE WHETHER YOU MEET THE ELIGIBILITY CRITERIA.**

### Customer Due Diligence:

☐ I/we understand and acknowledge that before my lawyer can act for me, they must complete customer due diligence (**CDD**) on me under the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 (**AML/CFTA**). If my lawyer cannot complete customer due diligence on me and cannot act for me for as a result, I may not be able to satisfy conditions under the agreement or settle the property purchase. This may result in me incurring liability to the vendor.

Signed: _____	Signed: _____
Name: _____	Name: _____
Date: _____	Date: _____

**If you are intending to purchase the property as trustees of a trust, all trustees must sign this form.**

**If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.**

## Eligibility to Purchase Land in New Zealand

### ALL BUYERS MUST SIGN THIS FORM AND PROVIDE PROOF OF IDENTIFICATION:

There are strictly regulated rules around the purchase of real estate in New Zealand. Most New Zealanders are free to purchase but there are limitations imposed on overseas buyers, depending on where they are from and their residential status in New Zealand. Buyers should consult their lawyer if they are in any doubt about their eligibility to purchase. All Trustees of a trust and all Directors of a Company are included, without exception.

Property to be purchased in the name of: .....

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Buyer (1): Signed..... Print Name.....Date.....

ID: Passport/ Driver's Licence no. .... Date of Birth; .....

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Buyer (2): Signed..... Print Name.....Date.....

ID: Passport/ Driver's Licence no. .... Date of Birth; .....

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Buyer (3): Signed..... Print Name.....Date.....

ID: Passport/ Driver's Licence no. .... Date of Birth; .....

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*If there are more than 3 buyers, please use another copy of this form*

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Salesperson: Signed..... Print Name.....Date.....

I, the The Northern Group salesperson named above, confirm that I have obtained appropriate ID of all the buyers involved in this transaction