

Contract for the sale and purchase of land 2022 edition

| TERM | MEANING OF TERM | NSW DAN: |
|---|---|--|
| vendor's agent | eXp Realty | Phone: 0422 707 333 Ref: David Cowan |
| co-agent | | |
| vendor | Weston Francis Doley and Annette Lee Doley 1 Samoa Close, Ashtonfield, NSW 2323 | |
| vendor's solicitor | Tranter Lawyers 341 High Street, Maitland NSW 2320 PO Box 534, Maitland NSW 2320 | Phone: 0249342600 Email: amy@tranterlawyers.com.au Fax: 02 4934 2620 Ref: SE:AW:44119 |
| date for completion land (address, plan details and title reference) | <u>35th</u> 42nd day after the contract date 1 Samoa Close, Ashtonfield 2323 Registered Plan: Lot 820 Plan DP 814921 Folio Identifier: 820/814921 | (clause 15) |

improvements ☒ VACANT POSSESSION ☐ subject to existing tenancies

☒ HOUSE ☒ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space

☐ none ☒ other: swimming pool, pergola

attached copies ☐ documents in the List of Documents as marked or as numbered:

☐ other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

| | |
|-----------------------|--|
| inclusions | <input checked="" type="checkbox"/> air conditioning <input checked="" type="checkbox"/> clothes line <input checked="" type="checkbox"/> fixed floor coverings <input checked="" type="checkbox"/> range hood |
| | <input checked="" type="checkbox"/> blinds <input type="checkbox"/> curtains <input checked="" type="checkbox"/> insect screens <input checked="" type="checkbox"/> solar panels |
| | <input checked="" type="checkbox"/> built-in wardrobes <input checked="" type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input checked="" type="checkbox"/> stove |
| | <input checked="" type="checkbox"/> ceiling fans <input type="checkbox"/> EV charger <input checked="" type="checkbox"/> pool equipment <input checked="" type="checkbox"/> TV antenna |
| | <input checked="" type="checkbox"/> other: BBQ, garden shed, heater, remote control for garage, security door, TV brackets, <u>security system, wood heater + tools for combustion heater</u> |
| exclusions | |
| purchaser | <u>David</u> <u>Ann</u> Peter, McLennan and Shirley, Melehan |
| purchaser's solicitor | RM Property Conveyancing 19 Clarkstone Avenue, Cameron Park, NSW 2285 Phone: (02) 4018 7555 Email: hello@rmpr.com.au |
| price | \$1,220,000.00 |
| deposit | <u>\$122,000.00</u> (10% of the price, unless otherwise stated) |
| balance | \$1,098,000.00 |
| contract date | <u>24 July 2025</u> (if not stated, the date this contract was made) |

Where there is more than one purchaser ☐ JOINT TENANTS
☐ tenants in common ☐ in unequal shares, specify:

GST AMOUNT (optional) The price includes GST of: \$
 buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."