

Purchasing Process for ZEST DARWIN

Registration

1. Fill in attached Property Registration Form at the end of this document, and
2. Nominate your preferred unit.
3. Confirm price as noted on by RFS/Agent.
4. Fill in personal and other details and submit form to sales@zestresidences.com or Agent

Submit Initial Cash Deposit at a Minimum of \$1,000.00

Into Legal Trust with;
Tsoukalis Lawyers Trust Account
National Australia Bank
Darwin Office, 71 Smith Street Darwin NT 0800
Tel: 0411 130 477
info@tsoukalislawyers.com.au

This cash deposit is refundable until contract and cooling off conditions are satisfied.

Contract

If you have already selected a Conveyancer or Solicitor, please fill in details on the form. If not you will need to find one. To find a solicitor go to page 303 of the [Darwin yellow pages](#) or alternatively follow some of the random links noted below.

www.territoryconveyancing.com.au
www.sirpig.com.au
www.melvasconveyancing.com.au

www.conveyancingplus.com.au
www.wardkeller.com.au
www.halfpennys.com.au

Unit Inclusions

1. Select Tiling and carpet choices.
2. Schedule A & B
3. C, D & E are essential for corporate letting or rental. Pricing available from agent/RFS.

It is strongly recommended that you select all schedules if you elect to rent the property.

Off the Plan Sale Documents

To pre review the contract our off the Plan Sale Documents will be available on the website;
http://www.zestresidences.com/additional.sales_document.ews;

Once the Property Registration Form is returned and the refundable holding deposit is paid, we will forward you the contract, as per the information provided in the form. Please specify on the form where you want the contract to be sent.

Cooling off period

Cooling off period – see clause 4 in the contract.

Balance of Deposit

Balance Deposit of Cash or Bank Guarantee, less the initial deposit paid to make up to 10% total deposit is required upon

- Signing of the contract or
- Within 2 days, which encompasses the cooling off period
- See clause 3 of contract

Finance

Refer clause 27 of the contract.

Valuation Of Units

A selection of units have been pre-valued to save you and your financier the cost and time involved. This should speed up the finance approval process.

Conditions on Contract

See Contract for any clauses relating to unconditional and conditional.

Settlement

Settlement is scheduled for end 2011 and will complete the handover of unit and keys.



PROPERTY REGISTRATION FORM

The Buyer(s) confirm that they wish to express interest through this Property Registration Form as outlined below, and request the Seller to prepare and issue a contract in accordance with the following details. The Buyer(s) acknowledge that this Property Registration Form will remain valid for 1 week only from the date it is signed.

This Property Registration Form is not a binding commitment and, until the contract documents are properly completed and signed by both the Buyer(s) and the Sellers:

- no contract is formed; and
- the Initial Deposit paid by the Buyer(s) remains totally refundable.

Once the Seller is in a position to enter into a contract it will do so at the Purchase Price agreed below, irrespective of whether the market price of the property has changed. At that time the Buyer(s) will receive the disclosure documents and the contract. The Buyer(s) must, if they wish to purchase the Property, sign and return the executed contract and the other contract documents to the Seller within 7 days of receiving them.

ONCE YOU HAVE COMPLETED THIS FORM PLEASE PROVIDE BOTH PAGES 1 & 2 TO RAPID FORM SYSTEMS OR YOUR AGENT Fax: 07 5528 0234 Email: sales@zestresidences.com

Purchase Intention

- Investment:
- Owner Occupier
- Both

Unit Details

Floor _____ Type _____ Unit Number _____ Price \$ _____

Purchaser Details #1:

Company:/ Trust _____
 Given Name/s: _____
 Surname: _____
 Street Address: _____
 Suburb & P/Code: _____
 Mobile Phone: _____
 Home Phone: _____
 Email Address: _____

Purchaser Details #2:

Company:/ Trust _____
 Given Name/s: _____
 Surname: _____
 Street Address: _____
 Suburb & P/Code: _____
 Mobile Phone: _____
 Home Phone: _____
 Email Address: _____

Purchasers Legal Representative

Company:/ Trust _____
 Street Address: _____
 Suburb & P/Code: _____
 Phone: _____
 Fax: _____
 Contact/Ref: _____
 Email Address: _____

Purchasers Financier

Company:/ Trust _____
 Street Address: _____
 Suburb & P/Code: _____
 Phone: _____
 Fax: _____
 Contact/Ref: _____
 Email Address: _____

Please Specify where you want the Contract information sent to:
 Conveyancer/ Solicitor/ Yourself via email / Other (Please Advise) _____



Summary Details

Property Address: _____

Purchaser Name/s: _____

Unit inclusions

Floor Covering

Fully Tiled or Tiled and carpeted as per coloured floor plan layout

Schedule of Inclusions

Unit Pricing includes schedules A, B.

Select boxes below if you are purchasing the following schedules;

C – Electrical D –Furniture E – Homewares. Price: \$_____

Payment of Holding Deposit & Balance of Deposit

- A "Refundable Holding Deposit" of \$1,000 is to be paid within 24 hours of providing this form to Rapid Form Systems (RFS). A property is only deemed to be reserved once RFS receives the fully completed and signed Registration of Interest Form accompanied with payment:

-To pay by Cheque, then the cheque must be made payable to Tsoukalis Lawyers Trust Account. Alternatively if you would prefer to transfer the funds electronically, the bank details can be obtained by emailing Tsoukalis lawyers or sales@zestresidences.com.

-The balance of the deposit is due at the time of signing the contract unless prior arrangements have been made. At this stage the full amount that has been negotiated is due and payable. If you are paying in cash, then the initial \$1,000 holding deposit will contribute to the balance.

-If you are using a Bank Guarantee or Deposit Bond, then these need to be for the full 10% of the purchase price.

-You must provide the Original Bank Guarantee or Deposit Bond to Tsoukalis Lawyers. Upon receipt of the original guarantee or bond, the initial holding deposit of \$1000.00 will be refunded to you within 7 days.

RESERVATION TERMS & CONDITIONS

1. The interested party warrants that the signatory to this Property Reservation Form and the person nominated as the contact person for information and negotiation is authorised to submit this Property Reservation Form.

2. On receipt of this form accompanied by the Refundable Holding Deposit, the nominated property will be reserved for a period of not more than 7 days from this date, to enable the contracts to be signed and exchanged. Clients must be available to sign contracts before 7 days past the reservation date. Should the contracts not be available for signing, then the property will be reserved until such time that the contracts are made available for signing.

3. If the purchaser has not arranged to sign the contracts within the 7 day period, once they have had access to the contracts, then RFS may release the property back to the market. The purchaser will be informed of this action prior to the property being released,

4. Should the purchaser elect not to purchase the property, then the \$1,000 will be refunded within 7 days of the receipt of written confirmation from the purchasers that they will not be purchasing the property.

5. We acknowledge that by signing this Property Registration Form, you are not obligated to purchase the property, nor is this form a Contract of Sale or a binding legal agreement, until both the purchaser and the vendor have signed and executed the contract of sale.

6. The Contract of Sale will be prepared from the information noted on this property registration Form – please ensure all details area accurate and each section is completed in full.

Purchaser #1:

Full Signature _____

Print Name _____

Day/Date: _____

Purchaser #1:

Full Signature _____

Print Name _____

Day/Date: _____