

USEFUL CLAUSES

Note: Always check these with your solicitor before submitting your offer.

FINANCE CLAUSE

This offer and any contract arising herefrom is conditional upon the Purchasers arranging mortgage finance that is satisfactory to themselves in all respects within five (5) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

BUILDERS REPORT CLAUSE

This offer and any contract arising herefrom is conditional upon the Purchasers arranging and receiving a builder's report that is satisfactory to themselves in all respects within five (5) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

LIM REPORT / COUNCIL CHECK

This offer and any contract arising herefrom is conditional upon the Purchasers obtaining a LIM report that is satisfactory to themselves in all respects within ten (10) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

TITLE SEARCH CLAUSE

This offer and any contract arising herefrom is conditional upon the Purchaser's Solicitor searching and approving the title to said property in all respects within five (5) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

SOLICITORS APPROVAL

This offer and any contract arising herefrom is conditional upon the Purchaser's Solicitor approving this contract in all respects within five (5) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

VALUATION

This offer and any contract arising herefrom is conditional upon the Purchasers obtaining a valuation report from a registered valuer that is satisfactory to themselves in all respects within five (5) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

INSURANCE

This offer and any contract arising herefrom is conditional upon the Purchasers obtaining confirmation of their ability to secure insurance for said property that is satisfactory to themselves in all respects within five (5) working days of acceptance hereof. This clause is inserted for the sole benefit of the Purchasers.

BACKUP OFFER CLAUSE

Use this clause when the seller has already accepted an offer, but you want to have yours accepted in case the first offer falls over.

This agreement is conditional on the cancellation of the prior agreement referred to below ("Prior Agreement").

The vendor must not (without obtaining the prior written consent of the purchaser):

- (a) extend any of the conditional dates in the Prior Agreement; or
- (b) waive any right of the vendor to cancel the Prior Agreement.

The vendor must cancel the Prior Agreement as soon as the vendor is lawfully entitled to do so.

The Prior Agreement is an agreement for the sale of the property by the vendor to [.] dated [.].