

PURCHASING PROCESS

F-A-B-R-I-C- of SPRING St

1. *Select your Apartment*

2. *Secure your Apartment*

Your apartment will be secured by you entering into a conditional contract. We will arrange for the vendor to sign the contract and an electronic copy will be sent to you and your solicitor to complete your due diligence within **5 working days**.

3. *Have your solicitor complete a review of the contract*

A copy of the signed sale and purchase agreement will be sent electronically to your solicitor. Have your solicitor review the contract and contact your Colliers International Sales Consultant if you have any questions. You and your solicitor will have **5 working days** to complete the due diligence.

During the due diligence period, if you decide not to proceed, you must have your solicitor notify the vendor's solicitor in writing. If no notice is received the contract is voidable by either party.

4. *Deposit – Proceeding with your purchase*

You will be required to pay a deposit of 10% of the purchase price upon the agreement going unconditional. Thompson Blackie Biddle will hold the full deposit as stakeholder. The payment to Thompson Blackie Biddle must originate from your solicitor's Trust Account. There will be no further payments due until settlement and completion of your apartment.

You will need your solicitor to forward to the Vendor's solicitor a certified copy of your passport for identification purposes.

Payment of the deposit can be made by way of:

- **Electronic Funds Transfer (EFT)**
Bank name: ASB Bank Limited
Bank account no: 12-3109-0110792-02
Account Name: Thompson Blackie Biddle Trust Account
Reference: FABRIC – Unit Number – Surname
Example: FABRIC – Apt 215– Smith

5. *Signing the Contract:*

If more than one person is purchasing the apartment all purchasers will be required to sign the Sale and Purchase Agreement. If the Sale and Purchase Agreement is to be signed under a Power of Attorney, your attorney will need to provide Colliers a copy of the Power of Attorney together with a certificate of non-revocation.

If a Trust is purchasing the property, the Sale and Purchase Agreement will be in the names of the Trustees and will need to be signed by all Trustees. A Guarantor will be required to sign the Sale and Purchase Agreement. A copy of the Trust Deed will need to be provided to provide evidence of the trustees and their authority to enter into the sale and purchase agreement.

6. *Final Payment*

Final payment (purchase price less the deposit paid, and net interest earned), is payable on Settlement. A settlement statement will be issued by the Vendor's solicitor to your solicitor with notice calling for settlement allowing enough time for financial arrangements to be made.