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Contract for the sale and purchase of land 2017 edition

TERM	MEANING OF TERM	NSW Duty:
vendor's agent	Mates Rates Real Estate Australia Pty Ltd Ph: 02 6299 0025	PO Box 628 Queanbeyan NSW 2620 Ref: James Barnsley
stakeholder	Vendors Solicitor	<div style="border: 1px solid black; padding: 5px;"> Office of State Revenue (NSW) Client No: 126281265 3933 Duty: \$5,842.50 Trans ID: 9424100-00 Asst details: TS AGT 2608 DX 5617 Canberra City </div>
vendor	James McDonald Barnsley and Louisa Mary Payne PO Box 628 Queanbeyan NSW 2620	
vendor's solicitor	JS O'Connor Harris & Co. PO Box 212 Civic Square Ph: 02 6247 6077 Fax: 02 6247 0984	Ref: Ruth Harris
date for completion	See Special Condition 1 (clause 15)	
land(address, plan details and title reference)	3/35 Crawford Street, Queanbeyan NSW 2620 Lot 3 Strata Plan 18391 being Folio Identifier 3/SP18391 (copy attached)	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input checked="" type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	documents in the List of Documents as marked or 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 type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: air-conditioner		
exclusions				
purchaser	Soon Jae Cho, Hei Lan Byun and Haney Cho			
purchaser's solicitor	LexVero Lawyers Ph: 02 9804 7870	PO Box 253 Eastwood NSW 2122 Fax: 02 8580 4854	Ref: Jason Kim	
price	\$209,500.00			
deposit	\$20,950.00			
balance	\$188,550.00 (10% of the price, unless otherwise stated)			
contract date	18 July 2018 (if not stated, the date this contract was made)			

buyer's agent

James Barnsley, Louisa Payne

vendor

[Signature] witness

GST AMOUNT (optional)
 The price includes
 GST of: \$

purchaser JOINT TENANTS tenants in common in unequal shares

witness

Choices

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION