Blueskin Bay Finance
Freedom to Grow

STOP! BEFORE YOU SIGN THE
"OFFER & ACCEPTANCE"

Prior to signing the "Offer & Acceptance" make sure you check off the following points and make sure they are recorded on the Offer as this offer is a legally binding document.

Don't take the asking price as a starting point, check around and see the prices "sold" in the area and start at a price below the asking price that you feel comfortable. Remember this is an "Offer & Acceptance" and somewhere between your offer and their acceptance is an agreeable figure (this is old fashioned bartering).

- **Offer is subject to finance (through Blueskin Bay Finance if you want us to represent you)**
- **Subject to Finance Approval to be within 21 days**
- **Subject to Settlement within 30 days of finance approval (we can assist you with settlement arrangement through All Property Conveyancing or you can choose your own settlement agent if you prefer)**
- **Subject to "White Ant Pest" clearance certificate. (You will need to pay for this up front)**
- **Subject to all Electrical equipment and wiring to be in full working order.**
- **RCD's and wired smoke alarms are compulsory on all properties before selling or renting**
- **Subject to all light fittings, curtains and floor coverings as inspected to be included in the sale price. (If anything is to be removed it must be agreed to on the Offer)**
- **Subject to all sheds, patios alterations to stay and have full Shire Council approval**
- **Subject to a Structural Engineers report if you feel there is a need (cracks in walls, foundations unstable and so on)**

This is not intended to be a full list of requirements but it is making you aware that you should ask questions and any answers are recorded on the offer so that no disputes arise to put a bad experience into buying your first home.