

EXPRESSION OF INTEREST
'Buderim Central'
45 King St, Buderim QLD 4556

Agent: DRSN Property Pty Ltd t/a Ken Guy Buderim

Licence Number: 3633718

ABN: 31801095030

Phone: 07 5445 2844 (Danny 0418 731 588 (Terri 0438 451 160)

Email: danny@kenguybuderim.com.au or terri@kenguybuderim.com.au

Seller: Vynara Pty Ltd

Sellers Solicitor: Pacific Law (Calvin Kong)

Address: PO Box 1669, Sunshine Plaza Maroochydore QLD 4558

Phone: 07 5443 4744

Email: info@pacificlaw.com.au

Buyer: _____

Address: _____

Phone: _____

Email: _____

Buyers Solicitor: _____

Address: _____

Phone: _____

Email: _____

Property: Unit ____ of 'Buderim Central' 45 King Street, Buderim

Purchase Price: \$ _____

Initial Deposit: \$ _____ (Payable when Buyer signs the Contract)

Balance Deposit: \$ _____ (Payable on unconditional)

If paying by direct deposit or internet transfer, please find below account details and use 'Buyer Surname' and 'Unit Number' as reference when making payment.

Ken Guy Buderim Sales Trust

Westpac Bank Buderim

Account: 034 243

BSB: 313007

Reference: Buyer Surname and Unit Number

Subject to Finance Approval: Yes No

(Please tick one. If 'yes', the Buyer herein acknowledges that the Contract will include a condition relating to the Buyer having to obtain finance approval within _____ days from the date of Contract)

Buyers Notice: The Buyer hereby gives notice to the Seller that the Buyer's intended purpose for the property shall be an: Investment Owner Occupier

Is the Buyer registered for GST and acquiring the land for a creditable purpose? Yes No

Terms of Expression of Interest:

1. In this Expression of Interest unless the context otherwise requires: "Contract" means a contract in the form of an REIQ Contract for Residential Lots in a Community Title Scheme and otherwise on terms and conditions consistent with the details of this Expression of Interest and any other conditions imposed by the Seller.
2. By signing this Expression of Interest the Buyer confirms its genuine interest to purchase the Property.
3. As an expression of the Buyer's genuine intention to purchase the Property, the Buyer tenders the Holding deposit to be held in the Seller's Agents trust account.
4. The Buyer requested that once the Seller is in a position to do so, the Seller prepare and deliver the Buyer a Contract of Sale.
5. If the Buyer after receiving the Contract wishes to proceed with the Purchase of the Property, the Buyer must sign and return the Contract and other related documents to the Seller within fourteen (14) days of receiving them together with the Initial Deposit.
6. The Holding Deposit paid will become part of or all of the Initial Deposit payable pursuant with the Contract.
7. In the event that the Contract and other related documents (if any) are not returned to the Seller within the fourteen (14) day period, the Seller may assume that the Buyer does not wish to proceed with the purchase of the Property and further may offer the Property to other interested parties.
8. This Expression of Interest is not a binding agreement and until the Contract is duly signed by both the Buyer and the Seller, no contract is formed and Holding Deposit is fully refundable.

Buyers Signature(s): _____ **Dated:** _____

Comments/Notes/Special Conditions:

Sellers Approval Signature(s): _____