

Vendor Advocacy Australia Pty. Ltd.

SPECIAL CONDITIONS

PROPERTY: [REDACTED].....

VENDOR: [REDACTED].....

PURCHASER: [REDACTED].....

1. CONDITIONAL ON FINANCE

Subject to Special Condition 4 this Contract is conditional upon the lender approving the loan on the security of the Property by the Approval Date or any later date allowed by the Vendor . The Purchaser may end the Contract if the loan is not approved by the Approval Date only if the Purchaser:-

- a. has made immediate application for the loan;
- b. has done everything reasonably required to obtain approval of the loan;
- c. provides in writing from the lending institution the reason/s the loan is refused;
- d. serves Written Notice on the Agent, or Vendors' Solicitor or Conveyancer by 5.00 pm on the Approval Date ending the Contract; and
- e. is not in default under any other Condition of this Contract.

All money must be refunded to the Purchaser if the Contract is ended.

Lender: Commonwealth Bank.....or similar lending institution

Loan being not less than: 230,000.....

Approval Date: 21.....day of 06.....200.6