

# SAMPLE REAL ESTATE LTD

Licensed under REA 2008

## PROPERTY DESCRIPTION

Property Address		77 Riverside Drive									
Property Type	<input checked="" type="checkbox"/>	House	<input type="checkbox"/>	Townhouse	<input type="checkbox"/>	Unit	<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Lifestyle	
	<input type="checkbox"/>	Home & Income		<input type="checkbox"/>	Section	<input type="checkbox"/>	Other				
Design Style	<b>Brick and Tile home</b>										
Age	Year Built	<b>1950</b>			Age in years (estimated)	<b>70</b>		<input type="checkbox"/>	Under Construction		
Agency Type	<input checked="" type="checkbox"/>	Sole	<input type="checkbox"/>	General		General - Expiry Date					
Method of Sale	<input type="checkbox"/>	Tender	<input type="checkbox"/>	Auction		<input type="checkbox"/>	Negotiation		<input type="checkbox"/>	Other	
Listing Price \$	<b>\$960,000</b>			Incl GST	Search Indicator Range			<b>\$900,000 - \$990,000</b>			
Legal Description											
	CT Reference	<b>NA15997/8</b>			Lot No.	<b>7</b>		DP Number	<b>44724</b>		
Tenure	<input checked="" type="checkbox"/>	Fee Simple	<input type="checkbox"/>	Cross Lease		<input type="checkbox"/>	Unit Title	<input type="checkbox"/>	Leasehold		Other
	Leasehold – ground rent per annum \$					EXP year					
Area	Land Area	<b>1629</b>			Floor Area	<b>150 m<sup>2</sup></b>					
Capital Value	Land Value \$	<b>\$800,000</b>		Improv. Value	<b>\$150,000</b>		Capital Value	<b>\$950,000</b>			
Rates	Local Rates (per annum) \$			<b>\$ 3,250</b>		Area Rates \$ (per annum)					
Property Owner 1	<b>David Owen Williams</b>										
Property Owners Address	<b>77 Riverside Drive</b>										
Home Phone	09 527 1768			Work Phone				FAX			
Mobile	021 7536874			Email	davidwilliams@gmail.com						
Property Owner 2											
Property Owners Address											
Home Phone				Work Phone				FAX			
Mobile				Email							
Property Owner 3											
Property Owners Address											
Home Phone				Work Phone				FAX			
Mobile				Email							
Listing Party (if different from the above)	<b>David Owen Williams</b>										
Nature of Interest (mortgage etc)											
Postal address	<b>77 Riverside Drive, North Harbour</b>										
Street Address											
Home Phone				Work Phone				FAX			
Mobile				Email							
Hazards /Defects											
Date of Tender Closing / Auction				Available for viewing from:				To			
Keys/Viewing Instructions											
Alarm Location							Alarm Code				

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Exterior		Exterior features		Bedrooms		Interior features		Additional	
<input type="checkbox"/>	Weatherboard	<input type="checkbox"/>	Balcony	<b>Single (no)</b>	<b>2</b>	<input type="checkbox"/>	Polished floors	<input type="checkbox"/>	Smart wiring
	Type	<input type="checkbox"/>	Deck/Patio	<b>Double (no)</b>	<b>1</b>	<input type="checkbox"/>	Walk-in-wardrobe	<input type="checkbox"/>	Broad band
	(Pine, Cedar, PVC etc)	<input type="checkbox"/>	Pergola	<b>Bathrooms/Toilets (number)</b>		<input type="checkbox"/>	Pantry	<input type="checkbox"/>	Satellite dish
<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Veranda	<input type="checkbox"/>	Separate baths	<input type="checkbox"/>	Airconditioning	<input type="checkbox"/>	Rewired
<input type="checkbox"/>	Concrete block	<input type="checkbox"/>	BBQ area	<input type="checkbox"/>	Separate WC	<input type="checkbox"/>	Other - Specify	<input checked="" type="checkbox"/>	TV sockets
<input checked="" type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	Garden	<input type="checkbox"/>	Separate shower room			<input type="checkbox"/>	Other - Specify
<input type="checkbox"/>	Stone	<input type="checkbox"/>	Clothesline	<input checked="" type="checkbox"/>	Comb bath/WC	<b>Flooring</b>			
<input type="checkbox"/>	Fibre Cement Fibrolite/Harditex Linear/Hardiplank	<input type="checkbox"/>	Pool/Spa	<input type="checkbox"/>	Ensuite	<input type="checkbox"/>	Concrete	<b>Chattels included</b>	
		<input type="checkbox"/>	Tennis Court	<b>Dining</b>		<input checked="" type="checkbox"/>	Tongue & groove	<input checked="" type="checkbox"/>	Blinds
		<input type="checkbox"/>	Other - Specify	<input type="checkbox"/>	Open plan	<input type="checkbox"/>	Particle wood	<input checked="" type="checkbox"/>	Drapes
<input type="checkbox"/>	Monolithic cladding-Stucco/Roughcast	<input type="checkbox"/>		<input type="checkbox"/>	Combined kitchen	<input type="checkbox"/>	Other - Specify	<input type="checkbox"/>	Security Alarm
		<b>Swimming Pool/Spa</b>		<input type="checkbox"/>	Combined lounge			<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Corrugated iron	<input type="checkbox"/>	Above ground	<input checked="" type="checkbox"/>	Separate	<b>Floor covering</b>		<input type="checkbox"/>	Microwave
<input type="checkbox"/>	Weatherside	<input type="checkbox"/>	inground	<b>Lounge</b>		<input checked="" type="checkbox"/>	Carpet	<input checked="" type="checkbox"/>	Extractor (fan/s)
<input type="checkbox"/>	Other - specify	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Open plan	<input checked="" type="checkbox"/>	Vinyl		
		<input type="checkbox"/>	Indoor	<input type="checkbox"/>	Combined kitchen	<input type="checkbox"/>	Tiles	<input type="checkbox"/>	Fixed floor covering
<b>Joinery</b>		<input type="checkbox"/>	Spa	<input type="checkbox"/>	Combined lounge	<input type="checkbox"/>	Parquetry	<input type="checkbox"/>	Security alarm
<input type="checkbox"/>	Aluminium	<input type="checkbox"/>	Fencing Complies	<input checked="" type="checkbox"/>	Separate	<input type="checkbox"/>	Overlay	<input type="checkbox"/>	Garage door opener
<input checked="" type="checkbox"/>	Wooden	<b>Garaging</b>		<b>Kitchen</b>		<input type="checkbox"/>	Other - Specify	<input checked="" type="checkbox"/>	Heated towel rail/s
<input type="checkbox"/>	Steel	<input type="checkbox"/>	No garage/carport	<input type="checkbox"/>	Designer				
<input type="checkbox"/>	Double glazed	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Modern	<b>Hot Water Heating</b>		<input checked="" type="checkbox"/>	Light fittings
<input type="checkbox"/>	Other - specify	<input checked="" type="checkbox"/>	Single garage	<input checked="" type="checkbox"/>	Standard	<input checked="" type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Rangehood
		<input type="checkbox"/>	Double Garage	<b>Stove</b>		<input type="checkbox"/>	Gas	<input checked="" type="checkbox"/>	Stove
<b>Roof</b>		<input type="checkbox"/>	Tandem Garage	<input checked="" type="checkbox"/>	Electric	<input type="checkbox"/>	Solar	<input type="checkbox"/>	Cooktop/oven
<input type="checkbox"/>	Metal profile tiles	<input type="checkbox"/>	Internal access	<input type="checkbox"/>	Gas (mains)	<input type="checkbox"/>	Other - Specify	<input type="checkbox"/>	Waste master
<input type="checkbox"/>	Long run colour steel	<input type="checkbox"/>	Lockup	<input type="checkbox"/>	Gas (bottled)			<input type="checkbox"/>	Ducted Vacuum
<input type="checkbox"/>	Decramastic type	<input type="checkbox"/>	Off Street Carpark	<b>Laundry</b>		<b>Heating</b>		<input checked="" type="checkbox"/>	TV Aerial
<input checked="" type="checkbox"/>	Concrete tile	<b>Land Contour</b>		<input checked="" type="checkbox"/>	Separate	<input type="checkbox"/>	Gas	<input checked="" type="checkbox"/>	Garden shed
<input type="checkbox"/>	Shingle	<input checked="" type="checkbox"/>	Level	<input type="checkbox"/>	Cupboard	<input type="checkbox"/>	Electric	<input type="checkbox"/>	Solar panels/ACC
<input type="checkbox"/>	Corrugated iron	<input type="checkbox"/>	Sloping	<b>Other rooms</b>		<input type="checkbox"/>	Solar	<input type="checkbox"/>	Pool accessories
<input type="checkbox"/>	Other - specify		Steep	<input type="checkbox"/>	Family room	<input type="checkbox"/>	Heat pump	<b>Additional Chattels</b>	
			Mixed	<input checked="" type="checkbox"/>	Rumpus	<input type="checkbox"/>	Central heating		
<b>Foundations</b>		<b>Water supply</b>		<input type="checkbox"/>	Study	<input checked="" type="checkbox"/>	Open fire		
<input type="checkbox"/>	Timber piles	<input checked="" type="checkbox"/>	Town supply	<input type="checkbox"/>	Conservatory/Sunroom	<input type="checkbox"/>	Wood burner		
<input checked="" type="checkbox"/>	Concrete piles	<input type="checkbox"/>	Tank (L)	<input type="checkbox"/>	Sleepout	<input type="checkbox"/>	Pot belly	<b>Excluded Chattels</b>	
<input type="checkbox"/>	Concrete block	<input type="checkbox"/>	Bore	<input type="checkbox"/>	Workshop	<input type="checkbox"/>	Air conditioning		
<input type="checkbox"/>	Brick	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>	Other - Specify	<input type="checkbox"/>	Ventilation system		
<input type="checkbox"/>	Pole	<b>Sewage</b>				<input type="checkbox"/>	Other - Specify	<b>General Remarks</b>	
<input type="checkbox"/>	Other - specify	<input checked="" type="checkbox"/>	Council network	<b>View / Outlook</b>					
		<input type="checkbox"/>	Septic tank	<input type="checkbox"/>	City	<b>Insulation</b>			
<b>Fencing</b>		<input type="checkbox"/>	Bio cycle	<input type="checkbox"/>	Urban	<input checked="" type="checkbox"/>	Ceiling		
<input checked="" type="checkbox"/>	Fully fenced	<input type="checkbox"/>	Other - supply	<input checked="" type="checkbox"/>	Park	<input type="checkbox"/>	Wall		
<input type="checkbox"/>	Partially fenced			<input type="checkbox"/>	Rural	<input type="checkbox"/>	Floor		
<input type="checkbox"/>	Not fenced	<b>Amenities</b>		<input type="checkbox"/>	Sea/Harbour	<input type="checkbox"/>	None		
<b>Frontage</b>		<input checked="" type="checkbox"/>	Close to schools	<input type="checkbox"/>	None	<b>Confidential Comments</b>			
<input type="checkbox"/>	Street	<input checked="" type="checkbox"/>	Close to shops	<input type="checkbox"/>	Other - Specify				
<input checked="" type="checkbox"/>	Right of way (ROW)	<input checked="" type="checkbox"/>	Close to transport						

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Lawyers Name	John Smith	City	
Firms Name	Smith Family Lawyers Ltd	Work Phone	
Email	Smith@famillawyers.co.nz	Mobile	
<input checked="" type="checkbox"/>	Consent to the Agent to approach Clients lawyer		Fax
<b>Ground Lease Details (if applicable)</b>			
Lessor Name		Lease No.	
Contact person		Phone	
Email		Fax	
<b>Lawyer for the Lessor</b>			
Contact		City	
Firm Name		Phone	
Email		Fax	
Tenancy (if any)	<input type="checkbox"/>	Tenanted	
Tenants Name		Phone	
<input type="checkbox"/>	Periodic	<input type="checkbox"/>	Fixed
		If fixed – end date	
		Bond \$	
Property Manager name (if relevant)		Phone	
Viewing Instructions			
Comments			
<b>Body Corporate Fee per annum \$</b>			
		Body Corp. Manager/Chairperson	
Phone number		Fax	
		Email	
Address			
Body Corporate notes or documents available			
Pre-Contract disclosure arrangements			
<input type="checkbox"/>	Consent to the Agent to approach and obtain documents from the Body Corporate		
<b>Work on the property</b>			
<input type="checkbox"/>	Insulation loan obtained from the local council - <b>NO</b>		
Work done to then property	<b>NONE</b>		
Pending works	<b>Neighbours are going to subdivide in the future</b>		
Office		Joint Listing Company	
Listing Salesperson (1)		Listing Salesperson (2)	REF

Signature of Clients/ s or authorised person:

*David O Williams*

Date: 27/07/2020

Signature of Clients/ s or authorised person: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Clients/ s or authorised person: \_\_\_\_\_

Date: \_\_\_\_\_

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