



FLASH

conveyancing

ABN: 12 461 038 271 | Licence 05014333 | JP: 201307

Buyers Questionnaire

PLEASE READ FIRST, COMPLETE AND RETURN BY EMAIL NEXT BUSINESS DAY

Please Note: This questionnaire takes approximately 20 minutes to complete.

Purchaser and Contact Details

Full Legal Names (must match loan approval and identifications)	Purchaser 1	Purchaser 2		
	Purchaser 3	Purchaser 4		
Current Address	Purchaser 1	Purchaser 2		
	Purchaser 3	Purchaser 4		
Phone Numbers	Purchaser 1 Home	Purchaser 2 Home	Purchaser 3 Home	Purchaser 4 Home
	Work	Work	Work	Work
	Mobile	Mobile	Mobile	Mobile
	Purchaser 1	Purchaser 2		
	Purchaser 3	Purchaser 4		
	Purchaser 1	Purchaser 2	Purchaser 3	Purchaser 4
Email Address	Purchaser 1	Purchaser 2		
	Purchaser 3	Purchaser 4		
Date of Birth	Purchaser 1	Purchaser 2	Purchaser 3	Purchaser 4
Will you be contactable for the entire duration of the transaction?	<input type="radio"/> Yes <input type="radio"/> No			
	We must be able to contact you (and potentially meet with you) at all times throughout the conveyance. Your rights may be negatively affected if we are unable to do this.			
	If you will be uncontactable during any known period prior to settlement of this Contract (for example, if you are going on holidays or any extended periods overseas), please provide details or relevant dates.			



Company Details (if buying in the name of a Company)

Company/Trust Purchaser Name	<input type="text"/>		
Current Address	<input type="text"/>		
Phone Numbers	Home <input type="text"/>	Work <input type="text"/>	Mobile <input type="text"/>
Email Address	<input type="text"/>		
GST Registration Status	<input type="radio"/> Registered <input type="radio"/> Not Registered		
Australian Business Number (ABN) (if applicable)	<input type="text"/>		
Is the name on the Contract the correct name under which the Property is being purchased?	<input type="radio"/> Yes <input type="radio"/> No <i>If no, call us immediately</i>	Does the Contract include all entities proposing to purchase a share in the Property?	<input type="radio"/> Yes <input type="radio"/> No <i>If no, call us immediately</i>
Are any of the Buyers purchasing on behalf of another party?	<input type="radio"/> Yes <input type="radio"/> No		
If any of the Buyers are purchasing as trustee:	(a) is the trust correctly described in the Contract? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA (b) are any of the beneficiaries of the trust foreign persons or foreign corporations? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA <i>If yes, provide details of percentage of foreign trust interests</i> <input type="text"/>		
Where is the company incorporated?	<input type="radio"/> Australia <input type="radio"/> Outside Australia <i>If outside Australia, provide details of place of incorporation</i> <input type="text"/>		
Australian Company Number ('ACN') or Australian Registered Body Number ('ARBN'):	<input type="text"/>		
Has the company provided a copy of corporate resolution or written confirmation authorising a director or employee to give instructions?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA <i>If no, please provide written authorisation when returning this Questionnaire and Authority.</i>		
Have you provided to us or your financier all relevant trust deeds and any deeds or documents varying the trust terms?	(a) original copies? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA (b) copies certified as a true and correct copy on every page of the copy by a solicitor or Justice of the Peace? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA <i>If no, please immediately make arrangements to provide to us or your financier. You should also give us a copy of any trust documents you have given to your financier.</i>		



Permanent Resident Buyer/Foreign Buyer

Is any individual Buyer not an Australian Citizen or permanent resident of Australia?	<input type="radio"/> Yes <input type="radio"/> No
If the Buyer is a company, is the company owned or controlled by foreign persons?	<input type="radio"/> Yes <input type="radio"/> No
If the answer to either of the above questions is Yes – has the Foreign Investment Review Board ('FIRB') issued a no objection notice for the purchase of the Property?	<input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> NA <i>Please provide details</i> <input type="text"/>
Are any of the purchasers a Permanent Resident?	<input type="radio"/> Yes <input type="radio"/> No <i>If yes, please answer the following for each Permanent Resident</i>
REVENUE NSW For any individual Buyer who is not an Australian Citizen (regardless of whether they are a permanent resident) provide the following information	(a) Details of Country of Tax Residence <input type="text"/>
	(b) Details of Nationality or Citizenship <input type="text"/>
	(c) Passport Number <input type="text"/>
	(d) Country of Issue <input type="text"/>
	(e) Visa Grant and Movement Records - please email a copy of your Visa Grants <p><i>Any purchaser that is a permanent resident of Australia to be exempt from Surcharge Stamp Duty must meet the following requirements:</i></p> <p>a. the person has actually been in Australia during 200 or more days in the period of 12 months immediately preceding the date of the agreement, and</p> <p>b. was not subject to any limitation as to time for their continued presence in Australia (or was not, immediately before their most recent departure from Australia).</p> <p><i>Note: A New Zealand citizen who holds a special category 32 visa and also meets parts (a) and (b).</i></p> <p><i>For stamp duty purposes we require you to please obtain your movement records from immigration for the 12 month period preceding the date of agreement. Please click on the following LINK to Home Affairs to request records. This may take a number of weeks to obtain and we need this for your stamp duty application so please arrange for this asap.</i></p>
If you are not an Australian Citizen, please confirm that permanent residents meet the above requirement	<input type="radio"/> Yes <input type="radio"/> No <i>If no, please urgently advise who does not meet this requirement so we can provide advice.</i> <input type="text"/>
REVENUE NSW If any Buyer is a company or other entity formed outside Australia, or a trustee of a trust with non-Australian tax residence, please provide the following information	(a) Details of Country of Tax Residence <input type="text"/>
	(b) Country of Formation or Incorporation <input type="text"/>
	(c) Overseas Registration Number (ABN/ACN equivalent) <input type="text"/>
	(d) FIRB Application Number <input type="text"/>
	(e) Other Overseas Identifier <input type="text"/>



Multiple Buyers Purchasing the Property

Is the property to be held as joint tenants or tenants in common?

☐ Joint Tenants

Note: not suitable for unequal shares: if later converted to Tenants in Common, owners will hold equal shares)

☐ Tenants In Common

In the following shares:

People or entities who own an asset together may own that asset as Tenants in Common or as Joint Tenants. The key difference between the two forms of ownership is the right of the survivors to the whole property. That means that in the case of a joint tenancy if one joint tenant dies, the asset automatically passes to the other joint tenant and is not affected by provisions in a will.

In contrast, if the asset is held by two or more parties as tenants in common then each may deal with their separate interest under their will.

Whilst joint tenancies are always in equal shares, it is not uncommon for tenants in common to hold uneven interests e.g. one tenant may own 99% of the asset whilst the other tenant in common owns just 1%.

Property to be Purchased

Do you have any concerns about the Property boundaries or potential encroachments?

☐ Yes ☐ No

If yes, you should brief a surveyor as soon as possible.

Are you aware of any particular or unusual features or location of the property?

☐ Yes ☐ No

If yes, provide details

Is the Property close to a main road, rail line, high voltage power lines, airport, creek, lake, beach or river?

☐ Yes ☐ No

If yes, provide details

Is the Property near any major infrastructure projects? (e.g. busway)

☐ Yes ☐ No

If yes, provide details

Is the Property in an area affected by floods?

☐ Yes ☐ No

If yes, provide details

Is the Property in a known mining district?

☐ Yes ☐ No

If yes, provide details

Are you aware of any mining tenures or exploration permits that affect the Property?

☐ Yes ☐ No

If yes, provide details

What is the Property currently being used for?

(e.g. investment property, residence, small business premises, hobby farm)

Is this a new house and land package or newly constructed residence?

(within the last 7 years)

☐ Yes ☐ No

If yes, provide details



Do you have any future plans or additional intended use for the Property?

(e.g. subdivision, building business premises)

☐ Yes ☐ No

If yes, provide details

Are you acquiring the Property for any entitlements that you believe attach to the Property?

(e.g. rights of access, pontoon / jetty use / marina)

☐ Yes ☐ No

If yes, provide details

Has the Seller or the agent given you any notices that relate to the Property from any authority?

☐ Yes ☐ No

If yes, provide details

Have any promises or representations been made by the agent in relation to the Property?

(e.g. items included in the purchase such as carports, airconditioning units, views or future benefits of the Property)

☐ Yes ☐ No

If yes, provide details

Do you have reason to believe that the owner may have conducted work on the property as an owner builder?

☐ Yes ☐ No

If yes, provide details

Do you have any concerns about the property? Are there any issues we should be aware of?

☐ Yes ☐ No

If yes, provide details



Transfer Duty Issues

Will Buyer be living in the Property?	<input type="radio"/> Yes <input type="radio"/> No
Will the Property be the principal place of residence for all Buyers?	<input type="radio"/> Yes <input type="radio"/> No
If so, is this Property the first purchase of residential property for all Buyers?	<input type="radio"/> Yes <input type="radio"/> No
Are you a first home buyer?	<input type="radio"/> Yes <input type="radio"/> No
Do any of the purchasers have a spouse that are not a purchaser?	<input type="radio"/> Yes <input type="radio"/> No If yes, have they ever owned property previously? <input type="radio"/> Yes <input type="radio"/> No
Are any of the Buyers related to any of the Sellers? (i.e. a spouse, parents, grandparents, brother, sister, nephew, niece, child, stepchild, grandchild of the person or spouse)	<input type="radio"/> Yes <input type="radio"/> No
Do any of the Buyers have a business relationship with any of the Sellers?	<input type="radio"/> Yes <input type="radio"/> No
Have you, or are you intending to, buy other property:	<ul style="list-style-type: none">• from this Seller (or an associate or related party of the Seller)? <input type="radio"/> Yes <input type="radio"/> No• that is adjoining or closely located to this Property? <input type="radio"/> Yes <input type="radio"/> No• that may be used with this Property (for example, an adjoining block to redevelop, a business, plant or equipment)? <input type="radio"/> Yes <input type="radio"/> No <p>The other property may need to be considered in determining the transfer duty payable on this purchase. Please note that giving a false declaration could result in serious penalties</p>

Purchase Price and Deposit

Have you paid all of the deposit or what amount have you paid?	<input type="radio"/> Yes <input type="radio"/> No	Provide details <input type="text"/>
<p>Under a standard contract of sale you are required to pay a 10% deposit. If you do not have a 10% deposit please let us know and we may be able to negotiate a 5% deposit on your behalf. Even if you have a 10% deposit, we are more than happy to ask for a 5%.</p> <p>Do you have a 10% cash deposit <input type="radio"/> Yes <input type="radio"/> No</p> <p>Would you like us to request a 5% deposit <input type="radio"/> Yes <input type="radio"/> No</p>		
Have you, or will you be paying, all or part of the deposit by way of deposit bond?	<input type="radio"/> Yes <input type="radio"/> No	If yes, provide details of insurance company <input type="text"/>
Are you receiving any rebate or discount to the purchase price, or other incentive to enter into the Contract?	<input type="radio"/> Yes <input type="radio"/> No	If yes, provide details <input type="text"/>

Finance



Have you made an application for finance?

☐ Yes ☐ No *If no, please make application without delay.*

Finance Amount

\$

Mortgage Broker / Bank

Financier Contact Details (Name, phone and email address)

Is the amount you are borrowing from the financier sufficient to cover all of the funds required for settlement?

☐ Yes ☐ No

If no, advise other sources and amounts

Is other property of yours to be used as security for this purchase?

☐ Yes ☐ No

If yes, provide details

Is anyone else providing security for this purchase?
(e.g. a guarantor)

☐ Yes ☐ No

If yes, provide details and details of their separate legal representation

Are there any other conditions that must be satisfied or you are relying on to obtain settlement funds?
(e.g. sale of existing home, inheritance finalisation, court settlement)

☐ Yes ☐ No

If yes, provide details

Are you relying on stamp duty exemption / concession to complete settlement?

☐ Yes ☐ No

Inspection Reports

Have you made arrangements to obtain at least one (or both) reports?

☐ Yes ☐ No *If no, please make arrangements without delay.*

Depending on the type of property you are purchasing we recommend certain inspections to be carried out before you are locked into any contract. These include a Building and Pest Inspection which can be carried out on any property. A Building and Pest Inspection ranges between \$525.00 - \$650.00 and will be payable direct to the inspector prior to the inspection. If you are purchasing within a strata or community scheme, then we also recommend a Strata/Community Inspection. These inspections are approx. \$470.00 subject to how many hours the inspector needs to be there (due to size of strata/community plan). There may be extra fees charged by inspectors if inspections are out of Sydney Metro area.

Please confirm if you wish for us to arrange an inspection on your behalf:

Building & Pest

☐ Yes ☐ No

Strata/Community Inspection

☐ Yes ☐ No



If you are Buying in a Strata

Are you expecting any courtyards, car spaces, balconies, storage areas as part of your purchase?

☐ Yes ☐ No

If yes, provide details

Are there any car parks, air conditioning units, pergolas, courtyards, rainwater tanks, which appear to be for the benefit of the unit being purchased?

☐ Yes ☐ No

If yes, provide details

Notes

Statement

I/We provide our account details for any excess funds after Settlement to be deposited by Flash Conveyancing on your behalf.

Acc Name

BSB

Acc Number

Purchaser 1 Sign Here

Purchaser 2 Sign Here

Purchaser 3 Sign Here

Purchaser 4 Sign Here

Date

Date

Date

Date

If you have any questions, please do not hesitate to contact us.