

WOORALLA OFFER DEADLINE POLICY

The Vendor has set an offer deadline on all 35 lots and the following Nicholas Lynch Pty Ltd terms and conditions shall apply:-

1. The Vendor has given us written instructions they are not commenting on any offers prior to the deadline on 28/04/2021 at 10am.
2. We highly recommend you have your legal representative view the sale documentation prior to submitting an offer by the deadline.
3. We will give you every opportunity to put in your best and final offer by the deadline. Your offer must be your **HIGHEST, BEST** and **FINAL** offer.
4. The fully completed Offer to Purchase must be received by the 10am offer deadline on 28/04/2021 via the website link.
5. All offers must be unconditional with a \$10,000 initial deposit paid. SMS Bianca on 0402 352 699 to receive bank account details.
6. We will confirm with you by email that we have received your offer. If you have not heard from us by the deadline, then we have not received your offer. Please contact Nicholas on 0411 121 356 before the deadline.
7. Once the deadline has expired all offers will be given to the Vendor from which three (3) outcomes are possible;
 - a. Your offer was successful, and we immediately exchange a Contract and Section 32 via DocuSign on 28/04/2021. Please note, until the contract is exchanged the property is not formally sold.
 - b. Your offer was unsuccessful, and the property has sold to another purchaser.
 - c. The Vendor did not accept any offer and has instructed us to continue with the sale campaign.
8. The balance of the 10% deposit will be due immediately upon signing of the contract.
9. It is a policy of Nicholas Lynch Pty Ltd **NOT** to disclose the details of any offers.
10. You will only be given a second opportunity to purchase after the deadline in the event no offer is accepted by the Vendor.
11. It is the Vendor's decision which offer they accept.
12. The Vendor may instruct our company to alter our normal procedures.
13. The sale price will be disclosed once the sale is unconditional. This is subject to the sale price not being "undisclosed".