

NOTICE OF INTENTION TO SELL RESIDENTIAL PREMISES
SECTION 53 OF THE RESIDENTIAL TENANCIES ACT 2010 (NSW)

1. This form is to be given to each tenant to advise and notify them of the proposed sale of the residential premises.
2. Under section 223 of the *Residential Tenancies Act 2010 (NSW) (Act)*, any notice or document that is authorised or required under the Act, its regulations or a residential tenancy agreement can be served by sending it to an email address specified by the person for the service of documents.
3. If service of this notice is by way of email, before serving this notice electronically, the Landlord's Agent should obtain the written consent of the Tenant(s) for the electronic service of any notices or documents required to be given or served in respect of the residential tenancy agreement to which they are a party. In the absence of such consent, this notice should not be served by email. It is recommended that, to obtain the necessary consent, the Landlord's Agent should use the Email Service of Notices and Documents Consent Form (FM01020) prepared by the Real Estate Institute of New South Wales (located in REI Forms Live).
4. The electronic signing and service provisions in this notice apply only if this notice is signed or served electronically (including, without limitation, via a third-party platform).

Address of the residential premises to be sold:

Address	
Postcode	

Landlord Details:

Landlord		
Address		
Postcode		
Phone	Fax	Email

Tenant(s) Details:

Tenant(s)		
Address		
Postcode		
Phone	Fax	Email

Landlord's Agent Details:

Landlord's Agent Oxbridge Group Pty Ltd		
Trading as Oxbridge Property Group		A.B.N. 18 616 229 611
Address Level 5		
616-620 Harris Street, ULTIMO, NSW		Postcode 2007
Phone 1300 680 690	Fax	Email

Selling Agent's Details:

Selling Agent		
Trading as		A.B.N.
Address		
Postcode		
Phone	Fax	Email

Details of Sale Plan:

The following sales strategy is proposed for the sale of the residential premises:

- On-site auction
 Open house
 Signage
 Advertise
 Other (Please specify):

The Selling Agent would like to arrange mutually agreeable dates and times to conduct periodic open house inspections for prospective purchasers.

The Selling Agent proposes the following dates and times for that purpose:

NOTICE OF INTENTION TO SELL RESIDENTIAL PREMISES

SECTION 53 OF THE *RESIDENTIAL TENANCIES ACT 2010* (NSW)

Note 1: The residential premises may not be accessible for inspection by prospective purchasers until the expiry of 14 days after the date on which this notice is served. In accordance with clauses 21, 22 and 23 of the residential tenancy agreement:

- The Tenant(s) agrees not to unreasonably refuse to agree to the days and times when the residential premises are to be available for inspection for prospective purchasers.
- The Tenant(s) is not required to agree to the residential premises being available for inspection more than twice in a period of a week; and
- If the Landlord and Tenant(s) fail to agree to the dates and times for inspection, the Landlord may show the residential premises to the prospective purchasers not more than twice in any period of a week and must give the Tenant(s) at least 48 hours notice each time.

Note 2: The Landlord or Landlord's Agent must not publish any photograph taken or visual recording made of the interior of the residential premises in which any of the Tenant(s) possessions are visible without first obtaining the written consent of the Tenant(s), such consent not to be unreasonably withheld (refer to section 55A of the Act for clarity on when a photograph or video recording is published). Failure to comply with this requirement to obtain consent is an offence with a maximum penalty of 20 penalty units.

Service of Notice

- Full name of the Tenant(s) to whom this notice is being served:

- Date of Service: _____ Method of Service _____

- Full name of the person serving this notice:

I agree to be legally bound by the terms of this notice even if I sign this notice electronically.

Name of Landlord/Landlord's Agent: _____

Signature: _____

Date: _____

I agree to be legally bound by the terms of this notice even if I sign this notice electronically.

Name of Selling Agent: _____

Signature: _____

Date: _____