

**RURAL SALES INSPECTION REPORT
AND OPEN AGENCY AGREEMENT**

The Property and Stock Agents Act 2002 (NSW) and Regulation require all agents' instructions to be in the form of a written agreement.

RURAL SALES INSPECTION REPORT**PARTIES****Principal**

ABN / ACN	GST Registered	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Address		Postcode	
Phone: Work	Home	Mobile	
Email* (see note)			
* Note: By including your email address, you consent to service of any documents, including this agreement and any documents required to be served under or because of this agreement, by way of email.			

Agent

Oxbridge Group Pty Ltd			
Licensee's Licence No.** (see note) 10077341			
ABN / ACN 18 616 229 611	GST Registered	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Trading as Oxbridge Property Group			
Address Level 5		Postcode 2007	
616-620 Harris Street, ULTIMO, NSW			
Phone: Work 1300 680 690	Mobile		
Email*** (see note)			
** Note: If the Agent trades as a corporation the licensee's licence number is the corporation's licence number.			
*** Note: By including your email address, you consent to service of any documents, including this agreement and any documents required to be served under or because of this agreement, by way of email.			

PROPERTY

Address of Property for sale

	Postcode

Description of the Property

--

Other details required to identify the Property

--

Together with inclusions (including any fixtures and fittings) as specified in the contract for sale

--

Covenants / easements / defects / notices / orders as specified in the contract for sale, if known

--

Offered: with vacant possession subject to existing tenancies**THE PRINCIPAL ADVISES PROPERTY PARTICULARS AS FOLLOWS:**

Situation and Access

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Area (Hectares)Local Government Area / Shire Rates: \$ Local Land Services Region: Rates: \$



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RURAL SALES INSPECTION REPORT

Services

Power

Phone

Airstrip

Primary / Secondary Schools at

Air and Rail

Mail

Sale Yards

Country

Topography

Soils

Timber

Arable Area

Pasture Development

Water

Irrigation

Dams / other

Rainfall

Fencing

Boundary

Subdivision

Improvements

Homestead

Inclusions

Other Accommodation

Machinery Shed etc

Grain / Fodder Storage

Woolshed

Sheep / Cattle Yards

Other improvements

Production Capacity

Sheep

Cattle

Farming

Other items to be included in the sale:



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OPEN RURAL SALES AGENCY AGREEMENT

Agency Period

1. In consideration of the Agent promising to use their best endeavours to sell the subject Property, the Principal hereby grants to the Agent the right to act as agent on behalf of the Principal to sell the Property for a period from / / until such time as the Property is sold or this agreement is terminated by either party giving notice in writing, but without prejudice to either party's rights accrued or obligations incurred prior to the effective termination.

Agent's Remuneration

2. i The Agent is entitled to the following selling fees:
- Property and improvements (GST incl.)
- Water license(s) (GST incl.)
- if during the Agency period the Agent effectively introduces a purchaser to the Principal or the Property and/or improvements/water license(s) who subsequently enters into a binding contract.
- ii Each fee to which the Agent is entitled shall be due and payable upon demand:
- (a) on completion of the sale; or
- (b) if the sale is not completed owing to the default of the Principal after the parties have entered into a binding contract; or
- (c) if after the entering into of the contract the Principal and the purchaser mutually agree not to proceed with the contract; or
- (d) upon the termination of the contract by the Principal if the sale is not completed owing to the default of the purchaser and the fee is the same or less than the amount of the deposit which is forfeited to the Principal.

WARNING: Have you signed an agency agreement for the sale of this property with another agent? If you have you may have to pay 2 commissions (if this agreement or the other agreement you have signed is a sole or exclusive agency agreement).

WARNING: The term immediately above provides that a commission is payable under this agreement even if the sale of the property is not completed.

Inspection

3. Unless the Principal advises the Agent to the contrary any prospective purchaser is entitled to inspect the Property in the following circumstances:

Promotional Activities

4. The sale of the Property is to be advertised and/or otherwise promoted as per the attached schedule **OR** not advertised **OR** as follows:

For Sale Sign: Permission is hereby granted for the Agent to erect "For Sale" signage Yes No

It is acknowledged that the Agent is not responsible for any liability, damages or injuries incurred as a result of the erection of the signage.

Services, Charges and Expenses

5. The Agent shall perform the following services and be entitled to reimbursement of the following charges and expenses incurred by them:

Services	Amount	When due and payable by the Principal
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
TOTAL amount of expenses or charges the Agent expects to incur and for which the Agent is entitled under this agreement to be reimbursed (incl GST where applicable).	\$	

Variation of Services, Charges and Expenses

6. The services to be provided by the Agent and any charges and expenses payable by the Principal to the Agent pursuant to this agreement cannot be varied except as agreed by the Principal in writing.

Other Services

7. The Agent shall perform the following other services in connection with the sale and shall be entitled to remuneration as follows if those services are performed:

Service	Amount	When due and payable
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
TOTAL amount of expenses or charges the Agent expects to incur and for which the Agent is entitled under this agreement to be reimbursed (incl GST where applicable).	\$	



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Deposit

8. It is irrevocably agreed that all monies paid by the purchaser as deposit monies shall be held by the Agent in trust as stakeholder pending completion.

Authority to Deduct

9. If any money is received by the Agent on behalf of the Principal, then the Principal authorises the Agent to deduct all of the Agent's fees, expenses and charges set out in this agreement before accounting to the Principal or the Principal's solicitor / conveyancer.

Financial, Investment, Taxation and Other Advice

10. **WARNING:** The Principal acknowledges that any financial, investment, taxation or other advice provided by the Agent to the Principal is of a general nature only whose preparation does not take into account the individual circumstances, objectives, financial situation or needs of the Principal. The Principal is advised to consult with their own independent financial, investment and/or taxation advisor or other appropriately qualified expert.

Contract for Sale

11. The Agent is not authorised to enter into or sign the contract for sale on behalf of the Principal.

Conjunction Agency

12. Unless otherwise instructed the Agent may allow other Agents to act in conjunction with the Agent in order to effect a sale but only one selling fee will be payable.

GST

13. i Any amounts referred to in this agreement which are payable by the Principal to the Agent in respect of services provided by the Agent under this agreement, including reimbursement of expenses, are expressed inclusive of the Goods and Services Tax ("GST"), at the rate of 10% (the current rate). If the current rate is increased or decreased, the parties agree that any amount's referred to in this agreement will be varied accordingly.
- ii The parties agree that the time of supply for GST purposes shall be the completion date of the sale.

Agent's Indemnity, Liability and Release

14. The Principal will hold harmless and keep indemnified the Agent against, and release the Agent from, all actions, suits, proceedings, claims, demands, cost and expenses whatsoever which may be taken or made against the Agent in the course of or arising out of the proper performance or exercise of any of the powers, duties or authorities of the Agent under this agreement.

Disclosure of Rebates, Discounts, Commissions or Benefits

15. In respect of any expenses to be incurred by the Principal or the Agent on behalf of the Principal pursuant to this agreement, or if the Agent refers a person to a non-independent service provider, the Agent discloses that the Agent may receive, or expects to receive, the following rebates, discounts, commissions or benefits from third parties as specified below or as notified by the Agent to the Principal in writing from time to time after the date of this agreement:

Name of Third Party	Nature of relationship with Third Party	The nature and value of any estimated amount of rebate, discount, commission or benefit
		\$
		\$
		\$
		\$

If no rebate, discount, commission or benefit, write "nil".

Principal's Authority

16. The Principal warrants that the Principal has authority to enter into this agreement.

Work, Health and Safety

17. The Principal acknowledges that, at all material times:

- i the Principal has sole management and control of the Property listed for sale, to the exclusion of the Agent;
- ii the Agent acts under the direction, management and control of the Principal to facilitate the real estate transaction between the Principal and the purchaser ; and
- iii the Principal is the person conducting a business or undertaking for the purposes of all work, health and safety laws, regulations and other requirements.

18. The Principal acknowledges, so far as is reasonably practicable, that the Principal has thoroughly inspected the Property prior to sale and that the Property is:

- i without risk to health and safety Yes No

OR

- ii subject to the defects and risks outlined in the contract for sale Yes No

Material Fact

19. i The Principal warrants that the Principal has supplied the Agent in writing with all the relevant details and information pertaining to all the material facts in respect of the Property and will keep the Agent updated in writing of any changes to material facts.
- ii The Principal acknowledges that the *Property and Stock Agents Act 2002* (NSW) requires the Agent to disclose all material facts to prospective and actual purchasers.
- iii The Principal directs the Agent to disclose all of the material facts provided in writing by the Principal to the Agent to all prospective and actual purchasers of the Property.
- iv In this clause "material fact" has the same meaning as it has for the purposes of section 52 of the *Property and Stock Agents Act 2002* (NSW).

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OPEN RURAL SALES AGENCY AGREEMENT

Privacy

20. i The *Privacy Act 1988* (Cth) (the **Privacy Act**) allows personal information to be collected, held, used and disclosed for the purposes for which it was collected as notified to users, and otherwise in accordance with the Privacy Act.
- ii This clause outlines how the Agent collects, holds, uses and discloses the Principal's personal information (as that term is defined in the Privacy Act). This clause only applies to the extent the Agent collects, holds, uses and discloses personal information.
- iii The Agent may collect, hold, use and disclose personal information the Principal provides the Agent in connection with this agreement or collected from other sources for the following purposes: (a) identifying and verifying the Principal and the Property; (b) acting on behalf of the Principal in accordance with this agreement; (c) where applicable, advertising, promoting and, otherwise, marketing the Property for sale; (d) negotiating any prospective sale of the Property; (e) liaising and exchanging information with the Principal, the purchaser, prospective purchasers and each of their legal and other advisors in relation to or in connection with any sale of the Property (including with respect to the contract for sale); (f) complying with this agreement, any applicable law and any dispute resolution process; (g) managing any sale of the Property (including assisting with the exchange of the contract for sale and the preparation of any required statements of account); (h) serving and signing (or arranging signing of) this agreement; and (i) contacting and liaising with third parties (including, without limitation, goods and services providers and insurers) and to provide those third parties with the Principal's personal information.
- iv If the personal information outlined in this agreement or requested by the Agent is not provided by the Principal, the Agent may not be able to act on behalf of the Principal effectively or at all. The Agent may also not be able to discharge its obligations in this agreement. It is impracticable for the Agent to deal with a Principal who has not identified him, her or itself or used a pseudonym.
- v Personal information collected about the Principal may be disclosed by the Agent for any of the purposes for which it was collected (as outlined above) to other parties including actual or prospective purchasers, the legal and other advisors of the Agent, Principal, purchaser and /or prospective purchasers, and any agent (if applicable), clients of the Agent both existing and potential, advertising and media organisations, property data service providers, valuers, parties engaged to evaluate the Property, owners' corporations, government and statutory bodies, financial institutions, REINSW (which provides technical and other assistance to the Agent to effect the matters set out above) and other third parties (including, without limitation, goods and services providers and insurers), government agencies, courts, regulatory bodies, and law enforcement agencies, or as required, authorised or permitted by any applicable law.
- vi The Agent may also use the Principal's information including personal information for marketing and research purposes to inform the Principal of products and services provided by the Agent, which the Agent considers may be of value or interest to the Principal, unless the Principal tells the Agent (by ticking the box below) or has previously told the Agent not to.
- vii If the Principal **does not** wish to receive any information about such products and services then please tick this box: or otherwise notify the Agent using the Agent's contact details set out earlier in this agreement.
- viii The Principal has the right to request access to any personal information held by the Agent which relates to it, unless the Agent is permitted by law (including the Privacy Act) to withhold that information. The Principal also has the right to make a complaint about the way in which the Agent has handled the Principal's personal information or that the Agent may have breached this clause or the Privacy Act. The Principal also has the right to request the correction of any personal information which relates to the Principal that is inaccurate, incomplete or out-of-date.
- ix Any requests for access to the Principal's personal information or any complaints should be made in writing to the Agent at the contact details included in this agreement.
- x The Agent may charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information).
- xi The Agent will take reasonable precautions to protect the personal information it holds in relation to the Principal from misuse, loss, unauthorised access, modification or disclosure.
- xii The Agent may disclose the Principal's personal information outside of Australia. In doing so, the Agent will take reasonable steps that are reasonable in the circumstances to ensure that any overseas recipient will deal with such personal information in a way that is substantially similar to, or consistent with, the way in which the relevant Australian Privacy Principles in the Privacy Act protects such personal information.
- xiii By signing this agreement, the Principal: (a) acknowledges that it has read, understands and accepts the terms of this clause; and (b) provides express permission to the Agent to collect, hold, use and disclose personal information in the manner described in this clause.

Warranty

21. The Principal warrants that all information provided by it to the Agent and in this agreement is true, correct and complete and that the Agent can rely on the information provided. The Principal agrees to keep the Agent updated, in writing, of any changes to such information to ensure that it remains up-to-date and accurate at all times.

Joint and Several

22. If a party consists of more than one person or legal entity, this agreement binds them jointly and each of them severally.

Service and Signing

23. The Principal acknowledges being served with a copy of this agreement.

24. If the Agent causes this agreement to be electronically served on and/or signed by the Principal by way of electronic communication (including the use of a third party platform to facilitate the service and signing of this agreement), the Principal agrees that the Principal's electronic signature and initials created for the purpose of signing this agreement will be the electronic representation of the Principal's signature and initials for all purposes when the Principal electronically signs this agreement, just the same as a pen-and-paper signature or initial.

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

**Signature of Principal /
Authorised Representative****Date****Name of Signatory****Authority of Signatory** (delete whichever is not applicable)Power of Attorney / Authority Letter
(attach a copy)

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

**Signature of Principal /
Authorised Representative****Date****Name of Signatory****Authority of Signatory** (delete whichever is not applicable)Power of Attorney / Authority Letter
(attach a copy)**Note:** The "Authority of Signatory" box above only needs to be completed if the signatory is an Authorised Representative of the Principal signing this agreement on behalf of the Principal. If so, please attach either a copy of the power of attorney or authority letter.**If Principal is a corporation** (to be signed by 2 directors, or 1 director and 1 secretary, or sole director and sole secretary, or authorised officer or Attorney)

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

EXECUTED for and on behalf of ACN pursuant to section 127 of the *Corporations Act 2001* (Cth):**Signature of Director / Secretary /
Authorised Representative****Date****Name of Signatory****Authority of Signatory** (delete whichever is not applicable)Director / Secretary / Authorised Officer /
Attorney (attach a copy of Power of Attorney
if applicable)**Signature of Director / Secretary /
Authorised Representative****Date****Name of Signatory****Authority of Signatory** (delete whichever is not applicable)Director / Secretary / Authorised Officer /
Attorney (attach a copy of Power of Attorney
if applicable)**AGENT**

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

**Signature of Agent /
Authorised Representative****Date****Name of Signatory****Note:** This part of the agreement **MUST NOT** be signed by an assistant agent.