

VENDOR'S PRE-SALE CHECKLIST

- Have you obtained several Market Appraisals & compared costs nb commission plus GST
- Listing Authority
 - ⌘ In most cases agents are not keen to spend money on advertising if they do not have a sole agency.
 - ⌘ Is the length of the sole agency appropriate?
 - ⌘ Generally if you sell privately during the period of a sole agency you are liable to pay the agents commission. Do you understand your obligations under the sole agency arrangement?
 - ⌘ Talk to us first about auctions.
 - ⌘ Read the listing authority carefully before signing.
- Have you looked at our website <http://dgilaw.co.nz/resources/tips-to-get-top-house-prices?>
- Is the property well presented?
- Are any chattels to be excluded?
- Is the title a crosslease or a unit title?
Seek legal advice before signing anything to determine if the title is defective! Give details of any Unit Title contributions to the agent.
- If you have received any requisitions (notices about the property) from the Council seek legal advice.
- If you have done any additions and alterations that are not permitted seek legal advice.
- Did you get a LIM when you bought? Give us a copy so we can determine if it reveals any adverse information.
- Is there a pool? Does the fencing comply with Council's requirements? Is it permitted? Seek our advice.
- Are there any special features or problems you are aware of in relation to the property? Seek our advice.
- Do you wish to sell regardless?

LET US SEE THE AGREEMENT BEFORE YOU SIGN IT!!

FAX TO: 09 570 9529 OR EMAIL: info@dgilaw.co.nz