Expression of Interest Agreement
Land

Seller

Seller Name:	Foreverlen Pty Ltd ACN 619 369 612
Seller Address:	C/O Mullins Lawyers, Level 21, 123 Eagle Street, Brisbane QLD 4000
Solicitor:	Mullins Lawyers, Level 21, 123 Eagle Street, Brisbane QLD 4000

Please select if you are wishing to purchase the lot as an owner occupier or investor:

☐ OWNER OCCUPIER ☐ INVESTOR

Buyer – If Buyer is a Person/s

Buyer 1 / Trustee 1 (If Applicable)

Full Legal Name

Address

Contact Number

Email Address

Please note: An individual email address for each buyer is required for DocuSign purposes

Trust Name (If Applicable) ABN

Buyer 2 / Trustee 2 (If Applicable)

Full Legal Name

Address

Contact Number

Email Address

Please note: An individual email address for each buyer is required for DocuSign purposes

Trust Name (If Applicable) ABN

Phone: 1300 766 616
Email: sales@lilywoodlandings.com.au

Buyer – If Buyer is a Company

Full Entity Name

ACN

Address

Trust Name (If Applicable) ABN

Signer Type ☐ Two Directors ☐ Director / Secretary ☐ Sole Director / Secretary ☐ POA/Constitution

Please select one. Please note: If the sole director is also the secretary, only Signer 1 needs to be completed.

Signer 1

Full Legal Name

Address

Contact Number

Email Address

Please note: An individual email address for each buyer is required for DocuSign purposes

Signer 2 (If Applicable)

Full Legal Name

Address

Contact Number

Email Address

Please note: An individual email address for each buyer is required for DocuSign purposes

Buyer Solicitor

Firm Name

Ref. Name

Email Address

Contact Number

Postal Address

Fax Number

Phone: 1300 766 616
Email: sales@lilywoodlandings.com.au

Allotment

"Lilywood Landings", Caboolture River Road, Lilywood QLD 4513

Proposed Lot Number:	Size
Stage	Builder
Purchase Price	

Deposit

Initial Deposit	$2,000	due upon submission of this signed Expression of Interest
Balance Deposit	Balance 5% of Purchase Price	due two (2) business days from the Contract Date

Trust Account Details for Deposit

Nominated Deposit Holder	Mullins Lawyers
Bank Name	St George Bank Ltd
Bank Address	Level 12 Waterfront Place, 1 Eagle Street, Brisbane QLD 4000
Account Name	Mullins Lawyers Trust Account
BSB	334-040
Account Number	55-183-2647
Reference	LWL Lot

Please email sales@lilywoodlandings.com.au the bank remittances for ALL payments you make towards the Deposit.

Background

A	The Seller is the owner of the Land upon which the Allotment is proposed to be contained.
B	The Seller intends on subdividing the Land to create the Allotment.
C	The Interested Party has expressed interest, pursuant to the terms contained in this Expression of Interest ("the Agreement"), in purchasing the Allotment.
D	This Expression of Interest does not create a binding agreement to sell or buy the lot.

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Agreed Terms of this Expression of Interest

1. Deposit

1.1 Payment

The Interested Party agrees to pay the amount of **$2,000 as an Initial Deposit** to the Nominated Deposit Holder upon signing this Expression of Interest.

1.2 Termination and Refund

The Interested Party may terminate the Agreement and request a refund of the Deposit at any time prior to entering into the Contract referred to in Clause 3. The Seller may also terminate the Agreement and refund the Deposit at any time prior to executed the Contract referred to in Clause 3.

2. Electronic Transactions Consent and Notices

The Buyer consents;

(a) To information and notices being given by electronic communication if the Seller chooses to do so (this is consent for the purposes of sections 11 and 12 of the Electronic Transactions (QLD) Act 2001 and the Electronic Transactions Act 1999 (CWTH).

(b) To the Seller having the option to send notices by email to the Buyer or its Solicitor.

(c) To any email notices to be taken as validly given if the sender receives an electronic notification that the email was delivered to the recipient.

(d) To the Seller having the option, in the Seller's absolute discretion, to notify the Buyer that it will also accept notices from the Buyer in email format on the same terms.

3. Contract

3.1 Execution

(a) The Interested Party and Seller will sign a contract for the sale of the Allotment, on terms and conditions acceptable to both parties, ("the Contract") within seven (7) days of the date that the Seller notifies the Interested Party that the contract is made available.

(b) If the Contract is not entered into within that time, or within a timeframe as agreed with the seller, the Agreement will lapse, and the Deposit referred to in Clause 1.1 will be refunded to the Interested Party.

3.2 Balance Deposit

The Interested Party agrees to pay a Balance Deposit of up to 5% of the Purchase Price within two (2) business days from the Contract Date. The Initial Deposit referred to in Clause 1.1 will be applied to the Initial Deposit under the Contract.

3.3 Settlement/Completion

The Settlement Date of the Contract will be fourteen (14) days after the issue of the title certificate for the Allotment, unless otherwise stipulated in the Contract of Sale.

3.4 Buyer's intended use of Lot – owner occupier

The Buyer warrants in favour of the Seller that the Buyer's intended use of the Lot once construction of the dwelling is completed, will be for owner occupation purposes (personal use).

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3.5 **Other Conditions (if any)**
(Please specify)

4. **Anti Money Laundering and Counter Terrorism Financing Compliance (AML/CTF)**

The Buyer acknowledges that the Seller and Agent may be required to collect, verify, use and disclose information relating to the Buyer and its relevant persons (including its directors, officeholders, beneficial owners, agents) for the purposes of complying with the Agent and Seller's obligations under AML/CTF laws and that the Seller and Agent may disclose such information to is related entities, professional consultants, AUSTRAC and any other third parties, including First AML, as required by law. The Buyer consents to and authorises the Seller and Agent to collect, verify, use and disclose information relating to the Buyer and its relevant persons for the purposes of complying with the Agent and Seller's obligations under the AML/CTF laws and must promptly provide all information and evidence reasonably requested by the Agent and Seller. The Buyer warrants that all information provided is true, complete and accurate and that it will immediately inform the Seller and Agent of any changes to the information provided.

Buyer Checklist (Required Documents)

Please ensure the following documents are included when you submit this Expression of Interest:

☐ **Buyer identification for EACH buyer/signer, either:**

- Driver Licence (front and back), or;
- Passport

☐ **Evidence of purchasing capacity, either:**

- Pre-approval letter (if acquiring the funds through a loan), or;
- Evidence you hold enough funds to purchase the property

Signing

Dated _____

Name – Buyer/Signer 1 _____ Signature _____

Name – Buyer/Signer 2 _____ Signature _____