

# FINANCIAL ADVICE CERTIFICATE

To: The Land Development Agency ABN 20 419 925 579 ("LDA")

I, <i>(full name)</i>
being qualified in Australia as a <i>(Financial Advisor or practising Accountant)</i>
of <i>(business name and address)</i>

certify the following:

## Buyers

1. I have been retained by the following person(s) ("the Buyer(s)"):

<i>Name of Borrower 1</i>	
<i>Name of Borrower 2</i>	

## Financial Advice

2. I was retained by the Buyer(s) to advise them as to the financial impact and effect of certain contract documents listed in paragraph 3 below in favour of the LDA relating to the following "Property":

<i>Block, Section and Division:</i>	
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3. I provided independent financial advice to the Buyer(s) regarding their financial rights, duties and obligations in the contract documents listed below ("Contract Documents"):

*(insert all documents reviewed)*

<input type="checkbox"/> Contract for Sale with the LDA as Seller
<input type="checkbox"/> Application for Land Rent Lease
<input type="checkbox"/> Other: _____
_____
_____

4. In order to advise the Buyer(s), I have made those enquiries about the Buyer's(s') financial affairs which I have considered reasonably necessary. I am satisfied that I have sufficient information about those matters to adequately fulfil my retainer.
5. As a qualified Financial Adviser or practising Accountant in Australia, I have reviewed the proposed Contract Documents and confirm that, after discussion with the Buyer(s) and

explaining to them the financial effect of the Contract Documents, the Contract Documents are suitable for the Buyer(s)' needs, objectives and personal circumstances.

6. In particular, I explained the following about the Contract Documents:

- (a) the Eligibility Criteria from a financial perspective;
- (b) the financial implications if the Buyer(s) is found ineligible;
- (c) the financial implications if the Buyer(s) complete(s) the purchase of the Property and subsequently become(s) ineligible;
- (d) *(specify other things explained)*

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**Meeting Details**

7. This explanation took place as follows:

<i>Date:</i>	
<i>Location:</i>	

8. The following persons were present at the meeting referred to above:

*(insert names of all persons present)*

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9. The Buyer(s) appeared to be aware of and understand the nature, implications and conditions of the contract and represented that they freely wish to purchase the Property on the conditions I explained to them.

**Interpreter Required/Not Required**

*(delete one)*

- 10. An independent interpreter, was present at this interview and interpreted the statements made by all persons present. A certificate by the interpreter is held by me.

I believe the Buyer(s) are fluent in the English language in which I conducted the interview.

Date:	
Financial Advisor signature:	Financial Advisor Name:
Signature of Witness:	Full name of Witness:

**DECLARATION BY BUYERS**

I/We, the Buyer(s) acknowledge and declare that:

- 1. The person providing financial advice, as covered with this certificate was approached by me/us to advise on the consequences of the Contract Documents.
- 2. The person who gave this advice was selected by me/us without any recommendation by the LDA.
- 3. The financial advice and explanations provided are as described in the above certificate.
- 4. I/We understand the financial advice and explanations given to me/us.

Date:	
Buyer 1 signature:	Buyer 2 signature:
Buyer 1 name:	Buyer 2 name: