

wynndean

HOLIDAY RESORTS PTY. LTD.

A.C.N. 004 730 643 A.B.N. 27 004 730 643

Your Hosts: John and Janice Wynn.



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August 2004 Rev. Feb 2010.

Sale/Transfer of Caravans “On Site” with replacement requirements.

Guarantee Deposit Policy for Units with a Maximum Approved Price of less than \$5,000

1. Wynndean allows the sale of caravans and annexes “on-site” subject to the adoption of a valuation based Maximum Approved Price and the acceptance of a replacement condition accepted by the purchaser.
2. The replacement condition is advertised on our “Sale Listing” and acknowledged by the purchaser on the “Acknowledgement Form”.
3. Where the MAP is \$5,000 or less, then we require a \$1,000 guarantee deposit payable at the time of transfer. **This deposit is fully refundable when the replacement or removal is effected by the due date or earlier.**
4. Where the agreed replacement/removal is not undertaken by the nominated date, (subject to an agreed extension being requested and agreed) then this guarantee/deposit will be forfeited and used by Wynndean to demolish, remove and dispose of the caravan/annexe as specified.
5. If the costs of demolition, removal and disposal do not aggregate to the \$1,000 then the balance remaining will be refunded.
6. Re-selling of the purchased on-site unit will not be allowed (when the unit has a Maximum Approved Price of less than \$5,000); whereby clause (4) & (5) shall apply.

