

## Subject to Body Corporate Record Inspection

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1. This Contract is subject to and conditional on the Buyer being satisfied in their absolute discretion with the results of a body corporate records inspection (which shall include the status of the bank accounts maintained by the Body Corporate with respect to its administrative fund and sinking fund) to be conducted by the Buyer within .....(due date).  
(Insert the timeframe, example "21 days from Contract Date")
2. The Seller hereby acknowledges that this special condition is for the benefit of the Buyer only and can be waived by the Buyer by providing a written notice to the Seller given no later than 5pm on the due date.
3. If the Buyer is not satisfied with the results of the body corporate records inspection, the Buyer may terminate this Contract by providing written notice to the Seller given no later than 5pm on the due date whereupon this Contract shall be at an end and the Deposit shall be refunded in full to the Buyer.
4. If the Seller does not receive notice of termination from the Buyer in accordance with clause 2 above, the Buyer shall be deemed to be satisfied with the results of body corporate records inspection and clause 1 and 2 shall no longer be effective.
5. For the purposes of clause 1 above, the Seller consents to the Buyer conducting an inspection and agrees to sign such consent forms as may be required by the Body Corporate Manager or Secretary in that regard.

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Seller/s Signature

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Witness Signature

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Buyer/s Signature

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Witness Signature

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