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THE REIQ BUSINESS SALE CONTRACT TIMELINE

Below is a summary of the potential deadlines that arise under the REIQ standard conditions of sale

Contract Date

The date the Contract is signed by the last party and the buyer pays the Deposit to the Seller stated at Item L(b).

+3 business days

Seller must provide financial accounts to buyer (SC 37).

+5 business days

Seller must give a copy of the lease to the buyer.

Buyer must notify seller within 5 business days of receiving a copy of the lease whether it is satisfied

+10 business days

Buyer must inform seller whether it is satisfied with financial books and records (SC 37).

Finance

The date (ItemQ(b)) by which the buyer must obtain finance (SC 23). Buyer must notify seller within 2 business days of that date whether finance is approved. Seller can terminate Contract if it doesn't hear from buyer by the 2 business days after date at Item Q(b).

Stocktake

The date (Item M(a)) on which the stock-take is done (SC 4), usually after close of business on the day before Completion.

Before Completion

Seller must give buyer notices re-garding cancella-tion or transfer of telephone and postal accounts (SC 14).

The number of business days at Item U(a) that the seller is required to provide tuition to the buyer (SC.19)

Seller must arrange for the current lease to be trans-ferred (SC 24) or the new Lease to be provided be-fore Completion (SC 25).

Buyer must notify seller about employees to be re-employed (SC 18).

Seller must satisfy any requisitions (SC 17).

+30 to 60 days Completion

Seller must discharge all debts and liabilities of Business.

Buyer must pay the balance purchase price (less any deposit) to the seller on this date (Item P), which is usually 30 to 60 days after Contract Date.

Seller must hand over any documents required for the transfer (SC 6) and any keys or codes (SC 27).

After Completion

Seller is required to provide tuition to the buyer for the number of business days at Item U(b).

Seller cannot compete with the buyer for the period of time at Item W(b) after Completion.

Buyer must pay stamp duty on the Contract within 30 days of the Contract becoming unconditional