

# Form 2—Assignor's disclosure statement

under section 45A of *Retail and Commercial Leases Act 1995*



## 1—Details of lessor

Name of lessor:

Contact details:

## 2—Details of shop for which lease is to be assigned

Address: *[Provide sufficient details to identify the shop.]*

Name(s):

Street 1:

Street 2:

Suburb:  State:  Postcode:

## 3—Lessor's disclosure statement

*[Tick 1 box.]*

- The assignor has not provided the assignee with a copy of the lessor's disclosure statement in respect of the lease, together with details of any changes to the information contained in the disclosure statement since the statement was given.
- The assignor has provided the assignee with a copy of the lessor's disclosure statement in respect of the lease, together with details of any changes to the information contained in the disclosure statement since the statement was given.

## 4—Outstanding notices in respect of lease

*[Tick 1 box.]*

- There are no outstanding notices in respect of the lease.
- There are the following outstanding notices in respect of the lease:

Name of person giving notice:

Date of notice:  /  /

Details of notice:

## 5—Outstanding notices from any authority in respect of shop

*[Tick 1 box.]*

- There are no outstanding notices from any authority in respect of the retail shop.
- There are the following outstanding notices from an authority in respect of the retail shop:

Authority giving notice:

Date of notice:  /  /

Details of notice:

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## 6—Encumbrances on lease

[Tick 1 box.]

- There are no encumbrances on the lease.
- There are the following encumbrances on the lease:

Name of holder of encumbrance:

Nature of encumbrance:

[Tick 1 box.]

- The encumbrance is to be discharged or satisfied prior to assignment of the lease.
- The encumbrance is not to be discharged or satisfied prior to assignment of the lease.

## 7—Encumbrances on, and third party interests in, fixtures and fittings within retail shop

[Tick 1 box.]

- There are no encumbrances on, or interests of a third party in, any fixtures or fittings within the retail shop.
- There are the following encumbrances on, or interests of a third party in, any fixtures or fittings within the retail shop:

Name of holder of encumbrance or interest:

Details of fixtures or fittings affected:

Nature of encumbrance or interest:

[Tick 1 box.]

- All encumbrances and interests are to be discharged or satisfied prior to assignment of the lease.
- The following encumbrances or interests are not to be discharged or satisfied prior to assignment of the lease:

[Insert details.]

## 8—Rent concessions or other benefits

[Tick 1 box.]

- The lessor has not conferred any rent concessions or other benefits on the assignor during the term of the lease.
- The lessor has conferred the following rent concessions or other benefits on the assignor during the term of the lease:

[Insert details.]

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## 9—Annual sales figures

The total (aggregate) annual sales figures in respect of the retail shop during the past 3 years (or such lesser period as the lease has been in operation) are as follows:

*[Insert details.]*

## 10—Other information as to trading performance

The following further information has been provided by the assignor to the assignee as to the trading performance of the retail shop during the past 3 years (or such lesser period as the lease has been in operation):

*[Insert details.]*

Date:  /  /

Signature of assignor:

\_\_\_\_\_

Name:

Address:

## Acknowledgment of receipt

I acknowledge receipt of this disclosure statement.

Date:  /  /

Signature of assignee:

\_\_\_\_\_

Name:

Address:

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