

Deposit Bond

Bond Number: U A D B 0 0 0 0 0 0

At the request of **(Names)** (the Purchaser) and in consideration of **(Names)** (the Vendor) accepting this undertaking in respect of the Contract of Sale between the Vendor(s) and Purchaser(s) for the property at **(Property Address)** for a full purchase price of **(Words), \$0,000,000.00**.

QBE Insurance (Australia) Limited ABN 78 003 191 035 ("the Financial Institution") of Level 5, 2 Park Street Sydney NSW 2000 undertakes to the Vendor to pay the Vendor or authorised Deposit Holder/Stakeholder on demand, subject to the conditions set out below, any sum or sums which may be demanded by the Vendor or the authorised Deposit Holder/Stakeholder to a maximum aggregate sum of **(Words), \$000,000.00 (Bond Amount)**. NOTE: The Bond amount is to be no greater than 10% of the purchase price and under no circumstances can be greater than **\$000,000.00**.

The Financial Institution will make payment, should it receive from the Vendor:

- a copy of a notice of termination or rescission of the **Contract of Sale** served by the Vendor on the Purchaser
- a statement in writing by the Vendor stating that the Vendor is entitled to the deposit under the Contract of Sale (**Deposit**) and that the Deposit has not been paid to the Vendor by the Purchaser in accordance with the terms of the Contract of Sale; and
- the original of this undertaking
- a written demand for the outstanding amount

It is agreed that the Financial Institution will make payment or payments to the Vendor or authorised Deposit Holder/Stakeholder forthwith without reference to the Purchaser and notwithstanding any notice given by the Purchaser not to make any such payment or payments.

This undertaking is to continue until:

- the Contract of Sale being completed or
- 4.00pm on **(Settlement, Sunset or Registration Date)**
- the original of this document is returned to the Financial Institution
- the Vendor notifies the Financial Institution in writing that this undertaking is no longer required; or
- the Financial Institution has paid to the Vendor the whole of the Bond Amount or such part of the Bond Amount as the Vendor may require.

Whichever first occurs at which time this undertaking expires.

Signed for and on behalf of QBE Insurance (Australia) Limited (ABN 78 003 191 035)
by its authorised agent Underwriting Australia Pty Ltd (ABN 52 127 577 440) (AFSL 322536)

Dated this **(Issue Date)** by its duly authorised officer.

Signature of Authorised Person _____