

Our ref: PAK:NM:260715
Reply to: *Miranda*

19 June 2006

Mrs F Cristian
PO Box 1320
BOWRAL NSW 2576

Dear Fiona,

**RE: MACQUARIE MORTGAGES DISPUTE -
40 WARRAIN CRESCENT, CURRARONG**


Further to my letter of 1 June 2006, I now **enclose** my firm's service agreement for you to sign and return. You will note the service agreement has been prepared on the basis that I am receiving instructions from you alone and not from Arthur. The reason for this is Arthur has advised there are bankruptcy proceedings against him. My firm is not prepared to take instructions on the basis that the firm is likely to become an unsecured creditor in bankruptcy. Secondly, the property at Currarong is registered in your name alone and, given that our instructions are to take steps to protect your equity in the property, it is proper that the instructions be provided by you. You will find the real estate agent will have the same view.

By way of update, I **enclose** a printout of the work carried out on your behalf to date.

I also **enclose** the final version of the offer made to Macquarie Bank as instructed by you.

If the bank permits you to conduct the sale, the law requires that a draft contract for sale of land be prepared and be held by the agent **before the property is marketed**. The agent cannot take any marketing steps at all until he is in possession of the draft contract. I assume you do not want my firm to prepare this agreement until the bank has agreed you may conduct the sale.

Yours faithfully,
**MACEDONE CHRISTIE WILLIS
SOLARI PARTNERS**


P.A. KEAN
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Encs

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