

VENDOR AND PURCHASER 2 – due 17/04/2017

Assessment to be submitted using Turnitin upload instructions.

Using your own words (with only minimal quotes from the text and materials) provide answers to Review Question 1, Review Question 2, and Review Question 3 in Section 7 of Module 3 of the Unit Materials.

ANSWERS SHOULD CLEAR AND CONCISE AND BE NO LONGER THAN 1 DOUBLE SPACED TYPED PAGE PER QUESTION.

TITLE DEFECTS, ERRORS AND MISDESCRIPTIONS

7 Review Questions

1. Why is it important to ascertain the state of the vendors title prior to the completion of the sale?
2. In what circumstances does the doctrine of merger not apply?
3. What remedies are available to a purchaser under the sale contract after completion?
4. Do you think it is appropriate to advise your clients to obtain a survey in every purchase of land? On what grounds would you decide that it was not necessary to obtain a survey?