

STATEMENT OF PROPERTY DETAILS AND BUYERS AGENCY AGREEMENT

PRINCIPAL (BUYER'S NAMES) _____

Address _____

Emails: _____ Phone: _____

Buyers' agent details:

Agency Success Buyers (Trading Name).
The Success Property Group Pty Ltd ABN: 82 135 554 487
Corp. License No: 1653186
Level 20, Tower 2, Darling Park, 201 Sussex St. Sydney 2000
Phone: 02 9006 1583 Fax: 02 8078 6644

Agent Name: _____
License No: _____
P: _____ M: _____
E: _____

Property Type of property to be purchased: _____
Preferred suburbs: _____
General description of the property to be purchased _____
Approximate price range in which the principal wishes to acquire the property:
Min \$ _____ Max \$ _____

Agency Period

1. The principal grants to the agent an agreement commencing on _____ and expiring on _____.

The agreement may be terminated by either party by giving seven days notice in writing but without prejudice to either parties rights accrued or obligations incurred prior to the effective termination.

Agents Authority

2. i. The agent is authorized to identify and recommend potential properties to the principal pursuant to the terms and conditions set out in the statement of property details above (or as amended)

Yes No

ii. The agent is authorized to negotiate on behalf of the principal for the purchase of the properties to the principal pursuant to the terms and conditions set out in the statement of property details above (or as amended)

Yes No

iii. The agent is authorized to bid on behalf of the principal at the auction of a prospective property approved by the principal in writing. This clause may be varied in writing:

Yes No

Agents Service

3. three detailed agents service see Attachment 2. The Principal wants to chose:

Option 1: Complete Package.

Option 2: Full Supporting.

i.the Agents will perform Step 4 & 5, see Attachment 2, maximum_____ times.

Option 3: Evaluation & Auction Bidding.

Agents Remuneration

4 **Option 1:** Complete Package.

i. A non-refundable retainer fee of \$_____ (inc. GST).

ii. The principal acknowledges that the agent shall be entitled to the success fee of

\$_____ (inc. GST) payable on the settlement day of property purchased. The principal agrees to pay the fee in accordance with the agreement in the event that the agent introduces to the principal a vendor of a property or the property and the principal:

a. enters into a contract for the purchase of the property;

b. procures another person or entity to enter into a contract for the purchase of the property.

Option 2: Full Supporting Service.

i. A non-refundable retainer fee of \$_____ (inc. GST).

ii. The principal acknowledges that the agent shall be entitled to the success fee of

\$_____ (inc. GST) payable on the unconditional exchange day of the property purchased.

Option 3: Evaluation & Auction Bidding.

i. An Evaluation & Auction Bidding fee of \$_____ (inc. GST).

ii. The principal acknowledges that the agent shall be entitled to the success fee of

\$_____ (inc. GST) payable for success bidding at the auction.

Expenses

5. The principal is liable for any building/pest inspections, strata searches report.

Contract for Sale

6. The agent is not authorized to enter into or sign a contract for sale on behalf of the principal, unless they hold a power of attorney as instructed by the principal.

Privacy Policy

7. i. The agent uses personal information collected from or about the principal to act as the principal agent and to perform their obligations under this agreement.

ii. The agent will only disclose information to other parties as required to perform their duties under this

agreement, to achieve the purposes specified above or as otherwise allowed under the Privacy Act 1988.
iii. The agent may also use such information collected to promote the services of the agent with the agreement of the principal.

Principals Authority

8. The principal warrants that the principal has authority to enter into this agreement.

Acknowledgement

9. The principal acknowledge being served with a copy of this agreement.

Payment Options.

10. Direct Deposit

Bank: NAB

Account Name: The Success Property Group Pty Ltd

BSB: 082 302 Account No: 896857997

Cheque:

The Success Property Group Pty Ltd

Signature of Principal _____ Date ____/____/____

_____ Date ____/____/____

Signature of Agent _____ Date ____/____/____

Attachment:

1. Buyers Brief.
2. Agents Service.

Attachment 1:

BUYERS BRIEF

PRINCIPAL (BUYER'S NAMES) _____

Address _____

Emails: _____ Phone: _____

1, What is the purpose of your purchase?Owner occupied Investment **2, Price range.**

Min\$ _____ Max\$ _____

3, Do you have finance pre-approval?Yes No **4, How long have you been looking?**

Period /Suburbs /Price range /Summery

5, Preferred Suburbs: _____**6, What type of property do you want to buy?**House Apartment Unit Townhouse Terrace
Duplex Commercial Property Land Others **7, Condition of the property:**Brand New Quite New Renovated Un-renovated **8, Floor Plan:**Bedrooms Living Rooms Lounge Kitchen (Open plan/ enclosed/dining in)
Bathrooms Size Floor (Apartment/Unit)**9, Architecture & Construction:**Architecture style Brick/ other material Single storey/ two storey **10, Land:**Size Shape Pool Garden Privacy **11, other internal requirements;**Natural Lights/ Aspects Ventilation Ceiling Height

12, other external requirements:Street Appeal Outlook Quietness .**13, Amenities**Public Transport Shopping Recreation Eatery School Sports
Park Others **14, Property Plan:**Transition Upgrade Downsize Investment Portfolio **15, Must haves:****16, Must have-nots:****17, What is the most important criteria to you for this purchase?**Best Living Capital Growth Rental Yield Location Confidentiality
Save Time Save Money Avoid Stress .**18, Clients' Requirements Summary**

Attachment 2:

Agents Service

□ Option 1. Complete Package

Step 1. Initial Consultation.

We obtain an understanding of your requirements on your property purchase through initial consultation. We discuss and recommend the most suitable suburbs to you before providing suggestion on your pre-purchase preparation.

Step 2. Review Sales Record.

In accordance with your budget and preferences, we will review the sales records of the properties over the last 3-6 months in your target market. We will forward you the pictures, briefs, sale date and final settlement price retrieved from APM in order that you could get a clear understanding of your choice.

Step 3. Inspect Properties Selected on Current Market.

Select and inspect a few properties for sale in your target market. We help you to analyze their potential value and compare their price. On-site inspection enables us to have a more detailed knowledge of your specific requirements.

Step 4. Extensive Property Search.

According to your requirement, we will search not only the properties listed on the open market, but also the “off-market” ones which have not put onto the market. We will inspect them for you as well.

Step 5. Weekly Inspection & Market Report.

Every week, we will summarize and report to you the properties searched and inspected via email or phone. We will also report to you the up to date property sales according to your budget. The latest property market information will be forwarded to you as well.

Step 6. Your Inspection on Property.

We recommend you inspect the properties we have identified for you, we have inspected and we believe which are around your criteria. If you are satisfied, we proceed to the next step. Otherwise we will continue to search and inspect for you.

Step 7. Acquisition Strategy.

If you are happy to proceed with the property recommended, we will then have it evaluated. Through our access to industry database, we can obtain up to date information about the history of the property and recent comparable sales data in order to determine its value. We can arrange a building/pest inspection or strata report for you. We will establish the best way of negotiation for its purchase to ensure we buy the property at the best price for you.

We also arrange and do pre-settlement inspection for you. An annual appraisal on your property will be provided to you on its anniversary day.

□ Option 2. Full Supporting Service

Step 1. Initial Consultaion.

We obtain an understanding of your requirements on your property purchase through initial consultation. We discuss and recommend the most suitable suburbs to you before providing suggestion on your pre-purchase preparation.

Step 2. Review Sales Record.

In accordance with your budget and preferences, we will review the sales records of the properties over the last 3-6 months in your target market. We will forward you the pictures, briefs, sale date and final settlement price retrieved from APM in order that you could get a clear understanding of your choice.

Step 3. Inspect Properties Selected on Current Market.

Select and inspect a few properties for sale in your target market. We help you to analyze their potential value and compare their price. On-site inspection enables us to have a more detailed knowledge of your specific requirements.

Step 4. Suggestion on Your Purchase Decision.

Once you have identified the suitable property, we will inspect it together with you. We will analyze its advantages and disadvantages of the property and advice you to proceed with the purchase or not.

Step 5. Acquisition Strategy.

Through our access to industry database, we can obtain up to date information about the history of the property and the recent comparable sales data in order to determine its value. We will establish the best way of negotiation for its purchase to ensure we buy the property at the best price for you. An annual appraisal on your property will be provided to you on its anniversary day.

□ Option 3. Evaluation & Bidding at Auction.

Step 1. We will determine its value through analyzing the recent comparable sales data. We will also pre-set the highest bidding price.

Step 2. We will develop the suitable bidding strategy according to the auction sentiment and the auctioneer's skill. We will secure the property at the best possible price within the pre-set highest bidding price.