

• **COMPLETE SERVICE** •

**Search - Investigate - Evaluate - Negotiate**

*Take your weekends back and we do it all for you.*

• **CONSULTATION**

During this preliminary meeting, a focused brief will be discussed detailing all of your requirements.

• **RETAINER FEE**

A standard retainer fee will be payable upon instruction, prior to commencement of the search. This retainer fee as will be deducted from the success completion fee.

• **SEARCH PERIOD**

We will work with you for 12 Months until a suitable property has been secured. When you engage us both parties sign a standard purchasing agency agreement endorsed by the Real Estate Institute of NSW. There is no limit to how many properties we will search, investigate, evaluate & negotiate for you in that time frame.

• **PROPERTY SEARCH**

We will conduct a proactive property search by viewing all available properties both on and off (Silent sales) the market. We leave no stone unturned in our search for your property, inspecting and short listing suitable properties on your behalf until the right one is found.

Reviewing the details of hundreds of properties each week and then physically inspecting those short listed enables us to effectively cover the market and find you the best property. Our real estate agent database alerts us to suitable properties before they even list on the open market, allowing us "preview viewings".

We know what to look for and where to look and because we are doing this full time, we are able look at enough properties to find the right one for you. Having preview and direct access to the best properties provides you with an advantage over other buyers and allows you to secure your ideal property faster, saving you time and eliminating all the stress.

• **SHORTLIST PROPERTIES**

Once we have viewed all of the properties, we will compile a shortlist of those that best meet your requirements and deliver them to you.

• **VIEWING**

We will arrange accompanied viewings at your earliest convenience and advise you on the pros and cons of each property. We understand peoples personal and work commitments and are more than happy to make private viewings outside of the open homes schedules.

• **NEGOTIATION**

Negotiating is an art and we know the tricks of the trade, so once we have found a suitable property we use these skills to secure the property on the best terms and at the lowest possible price.

• **SUPERVISE**

After exchange of contracts we will make sure everything is attended to in a professional and efficient manner through to the day of settlement, we will liaise with all parties. We can also assist in the co-ordination of solicitors, pest and building inspectors, property managers, valuers, coveyancers and finance.

**Please note:** All external consultancy fees are at the client's expense.

## • YOU SEARCH •

Investigate - Evaluate - Negotiate (*multiple properties*)

*You have found your dream property but need us to investigate, evaluate and negotiate*

**If you love looking at homes then this service is perfect for you.**

**OPTION 2** requires you to do the property search and then deliver as many properties as you like for us to investigate, evaluate and negotiate.

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- **INVESTIGATION AND EVALUATION**

Don't risk making an emotional decision and pay too much for a property. Once you have delivered to us your dream home or investment property, we will determine its true market value through physical inspections, extensive data analysis of recent local comparable sales, and other relative information to ensure you are making a wise purchase.

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- **SUPERVISE**

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## • YOU SEARCH •

Investigate - Evaluate - Negotiate (*one property only*)

*You have found your dream property but need us to investigate, evaluate and negotiate*

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**You have found your Dream home! The **OPTION 3** service is everything outlined in option 2 but only allows for negotiations on one property purchase, and can be upgraded to option 2 or option 1 at any time without forfeiting your registration fee.**

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