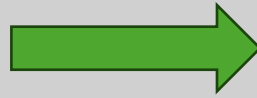


A Step by Step Guide on Purchasing Property

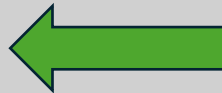
Step 1:

You have found the Home you wish to buy and have made an offer, which has been accepted by the seller.



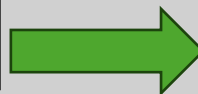
Step 2:

You have signed the Contract and paid a holding Deposit of 0.25% to the agent for the purposes of Exchange.



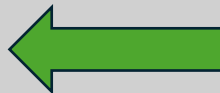
Step 3:

The Agent will arrange an Exchange of Contracts subject to a cooling off period and share the Exchanged Contract with us.



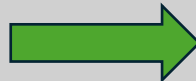
Step 4:

Upon receiving the Exchanged Contract, we will review the Contract and negotiate any terms to make the Contract fairer to you. We will also work with your mortgage broker to secure formal loan approval and order any inspections such as Pest & Building and or Strata Inspections.



Step 5:

Provided all is satisfactory, we will instruct you to pay the balance of the deposit to the real estate agent (usually 10% of the purchase price) and proceed with an unconditional exchange of Contracts.



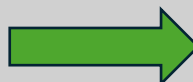
Step 6:

We will confirm in writing the key dates of the Conveyance and order the necessary government searches to ensure there are no proposals from any body to acquire the land. We will also attend to any stamp duty requirements and work with your lender to book settlement by the due date.



Step 7:

We will prepare the financials for settlement and share the same with you with instructions as to any shortfall. You will arrange a final inspection of the property to ensure the property remains in the same condition as it did at the time Contracts were exchanged.



Step 8:

Settlement will take place via the electronic platform PEXA, at which time we will notify you and the agent so you may collect the keys.

Congratulations you are now the owner of a property.