

HOW TO COMPLETE THE AUTHORITY FOR A SINGLE PROPERTY ONLY

Thank you for choosing Property Wizards.

Following here is the paperwork for the single property you have enquired about.

This Authority applies if you buy the property we introduce you to. If you don't buy it, this Authority is null and void.

Please complete as follows:

- Your full names go to the left of "the Buyer"
- Your residential address goes to the right of "Your Address"
- Leave "the Property" blank. We will advise you of the Property address
- Initial at the right of 2.1, to acknowledge the Buying Fee due if you buy the property.
- At the bottom, sign where it says 'Signature of Buyer(s)' and fill in the date
- Sign where it says "I have received a true copy" and fill in the date – confirming you have the copy you are signing.

Please read carefully as it is a legally binding document. If you are unsure about anything please contact me.

Please email both pages to me at trevor@propertywizards.com.au.

Should you have any questions please call me on (08) 9381-7450 (International +618 9381-7450)

Trevor Dunkley

Director

Senior Property Wealth Strategist

REIWA Buyer's Agent of the Year 2007, 2008 & 2009

Finalist REIA Awards for Excellence 2008, 2009 & 2010

Australian Customer Service Awards Gold Award 2012 & 2015

AUTHORITY FOR A SINGLE PROPERTY – Please email back to trevor@propertywizards.com.au



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(“the Agent”)

Your Name

(“the Buyer”)

Your Address

Target Property TBA

(“The Property”)

[Property address to be filled in by Agent after signature of Authority by the Buyer, and a copy provided to the Buyer]

1. The Property

The Buyer authorises the Agent to present The Property to the Buyer to consider for purchase at a price of up to **\$550,000** or any agreed price. The Authority Period shall be from and including the date of signature of the Buyer below until midnight on the date that is exactly 3 calendar months after that date:

2. Agent's Fees Notice: Commission charges are not fixed by law and are to be agreed between the parties.

The Buyer may seek assistance from the Commissioner for Consumer Protection if the Buyer disputes the fee.

2.1 The Buying Fee has been agreed at \$12,000 plus GST of \$1,200, totalling **\$13,200** Initial (.....)

2.2 The Buyer must pay the Agent the Buying Fee if any of the following events occur during the Authority Period or within a period of six months after the expiry of the Authority Period:

- The Buyer enters into a binding contract for the purchase of The Property or,
- The Buyer induces or encourages an associate of the Buyer to enter into a binding contract for the purchase of The Property and the associate enters into a binding contract for the purchase of that property.

2.3 The Buying Fee shall become due and payable and the Buyer must pay the Agent the Buying Fee, upon settlement of the relevant property or if the property fails to settle due to the fault of the Buyer then the Buying Fee shall become due and payable on the expected settlement date according to the contract for purchase of the property.

2.4 If the Buyer requires any additional services such as building, pest inspection, searches, plans, valuation, settlement agent or quantity surveyor, the costs of such services are additional to the Agent's Fees. The Buyer authorises the agent to provide any information about the Buyer to employees and associates of the Agent and to any settlement agent, mortgage provider, real estate agent and other service providers in regard to the property services. The Buyer acknowledges that the Agent may pay or be paid fees or other incentives to referral sources. The Buyer authorises the Agent to include the Buyer's particulars on the Agent's own database for the purpose of providing property information, mail and marketing. Associate means associate as defined by the Income Tax Assessment Act 1936 S318.

Signature of Buyer(s)..... /...../.....

Please sign again below, indicating that you have received a true copy. **If you are sending by email, this is your true copy**

I have received a true copy..... /...../.....

Signature of Agent's Representative /...../.....