



27th March 2012

Welcome new member!

Thank you for your interest in Investigate Property and more importantly in becoming a member of Investigate Property Source. This investment should pave the way for a successful property investment journey.

The benefits of becoming an Investigate Property client are numerous:

- A Username and Password for our website, which gives you **access to our Exclusive Properties Page** where the properties available will be listed.
- The same Username and Password will also give you access to our **Resources and Articles** Archives on our website.
- A **regular newsletter** and **property updates**.
- **Email alerts** when new properties are offered on the website.
- A **free Investigate Property Assessment** (\$399 value) for any properties sourced by us that you purchase through our buyer's agency
- **Access to our Buyers Agency information, Negotiating skills and buying power.**
- Ability to **ask questions about any of the properties on our website, both past and present, for the purpose of education.**

Usually your investment for this membership would be \$497 for 3 months of membership to Property Source, however, we have provided this membership free of charge as part of the Finding the Deal workshop. This membership will expire on 4th July 2012, however, you may continue your membership for \$47 per month. Please call to enable this to happen.

Below are login to enable access to the Members Only section of this website. This will allow you access to details on available properties on our Exclusive Properties Page of our website. To access the page please logon to our website at www.investigateproperty.com.au and navigate to the Members Only section.

User: your email address as per our records
Password: your surname followed by ftd. e.g. eslickftd
Start: 27th March 2012
Expire: 4th July 2012

Located on the Induction page of our website are a number of documents. The first is a PAMD Form22a. This is an Appointment to Act and must be signed before I can legally act on your behalf in a property purchase. Before returning this signed form I ask that you a) know the entity (name) that you want to purchase any property in. This name should be reflected on the form; b) have an

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idea of your financial limits; and c) be ready to purchase. Please sign this form, make a copy for your records and return this form promptly so you can access any outstanding opportunities that otherwise might be missed.

In addition to knowing the purchasing entity and having an idea of your finance limits, we recommend you have in mind a solicitor to act on your behalf and a building and a pest inspector you would like to use (although we can provide recommendations). We also recommend a minimum budget of \$450,000.

We have also included a questionnaire. It enables us to have a clearer understanding of what you are comfortable buying. Of course if you are open to alternatives please indicate this on the form. The completion of this will ensure that we make most efficient use of both our and your time.

There is also a Warning / Recommendations page and a Disclaimer and Release. While we believe we are able to help you in most regards to your purchase, we cannot do everything and the Warning and Recommendations page helps you to decide what else needs to be researched and discussed with any purchase you go ahead with. Likewise with the Disclaimer and Release: We want to remind you that we are not financial or investment advisors and you are to read this document, sign it to say that you understand this and return it to us with or before you return the PAMD Form 22a.

Commission is only payable on the successful settlement of any property sourced by us. An invoice will be sent to you upon the property becoming unconditional. We ask that you pay this promptly upon settlement as we have not charged for any of our services until this date.

Lastly, we do not source average properties, we source good investment property and as such the properties we alert you about may sell quite quickly. To avoid any disappointment we strongly recommend you contact us immediately upon having an interest in a property we alert you about as well as return any offers, etc. in a timely manner.

Once again we thank you for becoming a member and look forward to taking you through some properties in the near future.

Regards

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