

STEP-BY-STEP GUIDE

THE PROCESS

The APP Process What Happens Next?

Once you've engaged our services, here is your complete guide to what happens from signing your Agreement through to Settlement and beyond.

13

TOTAL STEPS

4

SEARCH CRITERIA

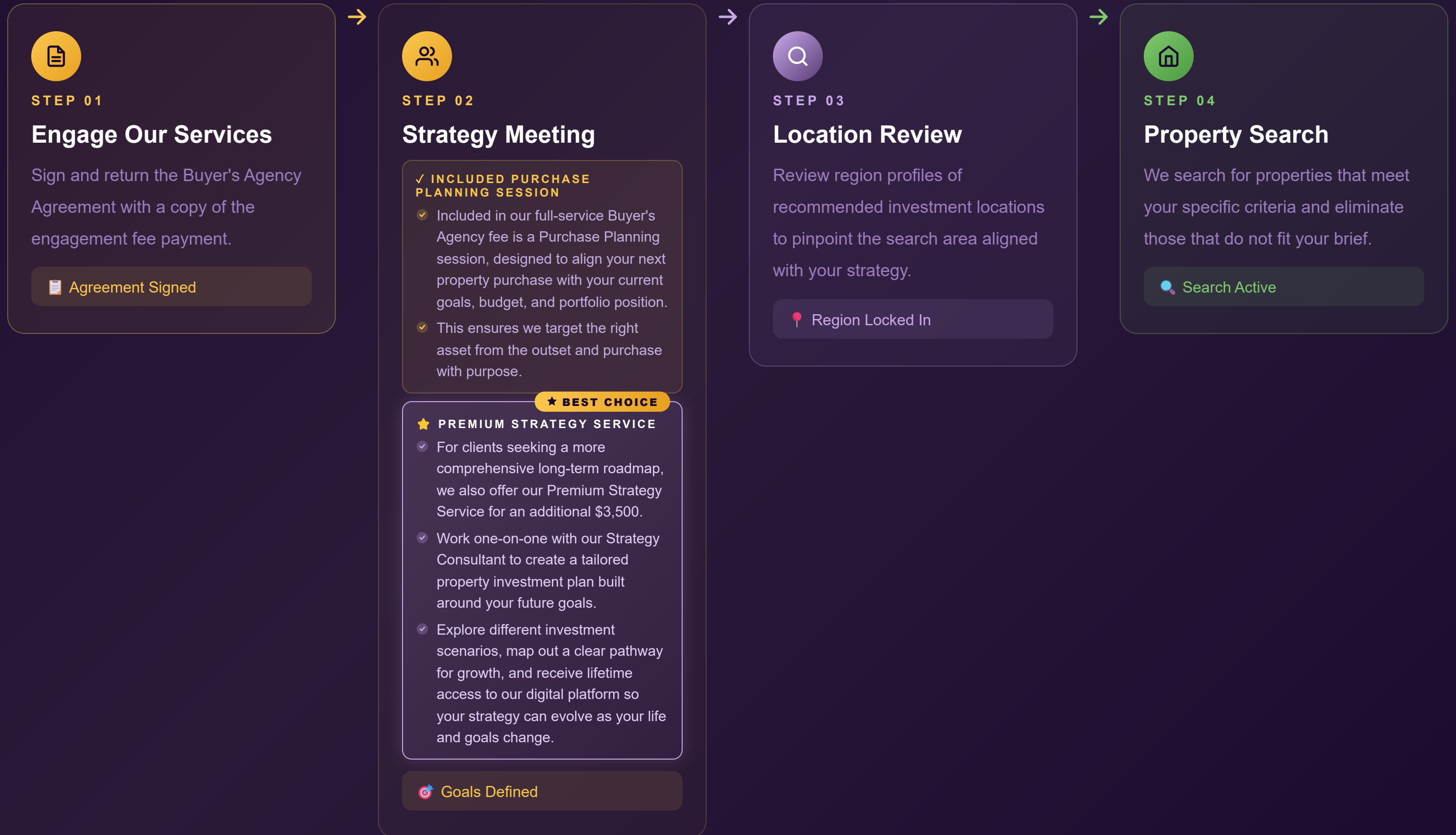


ONGOING SUPPORT





YOUR DEDICATED
Buyer's Agent
guides every step



STEP 01

Engage Our Services

Sign and return the Buyer's Agency Agreement with a copy of the engagement fee payment.

 Agreement Signed



STEP 02

Strategy Meeting

✓ INCLUDED PURCHASE PLANNING SESSION

- ✓ Included in our full-service Buyer's Agency fee is a Purchase Planning session, designed to align your next property purchase with your current goals, budget, and portfolio position.
- ✓ This ensures we target the right asset from the outset and purchase with purpose.

★ BEST CHOICE

★ PREMIUM STRATEGY SERVICE

- ✓ For clients seeking a more comprehensive long-term roadmap, we also offer our Premium Strategy Service for an additional \$3,500.
- ✓ Work one-on-one with our Strategy Consultant to create a tailored property investment plan built around your future goals.
- ✓ Explore different investment scenarios, map out a clear pathway for growth, and receive lifetime access to our digital platform so your strategy can evolve as your life and goals change.


 Goals Defined



STEP 03

Location Review

Review region profiles of recommended investment locations to pinpoint the search area aligned with your strategy.

 Region Locked In



STEP 04

Property Search

We search for properties that meet your specific criteria and eliminate those that do not fit your brief.

 Search Active

Property Search Criteria (S.L.D.P)

S

Strategy

Aligns with long-term goals and complements your portfolio as a whole.

L

Right Location

Population, migration, area growth drivers & government infrastructure spending.

D

Due Diligence

Comparable market analysis, historical data, zoning, flood & bushfire checks.

P

Right Property

Investment-grade attributes suitable demographic, yield, cash flow & profitability.



Regular Updates During Your Search — You will receive regular updates from your Buyer's Agent during the search phase. You are also welcome to reach out at any time.

WE RESEARCH

Every suburb before
recommending a location



STEP 05

Shortlist

We present a property shortlisted from many investigated and eliminated. All due diligence on our end is complete at this stage.

✔ Due Diligence Complete



STEP 06

Purchase Proposal

You will receive comprehensive due diligence to help you make an informed decision, including comparative market analysis, suburb data, vacancy rates, council and zoning considerations, flood and bushfire checks, along with key investment fundamentals and insights relevant to the property.

💰 Financials Delivered



STEP 07

Negotiations

We negotiate and submit offers based on extensive market research and comparative sales analysis fighting for your best outcome.

💛 Offer Submitted



WE PRESENT ONLY
Investment-grade
opportunities to you



8 Contract Review

Your solicitor reviews the contract to ensure you're buying on the right terms. We connect you with a trusted solicitor if needed.

9 Signing Contract for Sale

Sign and pay the initial deposit directly to the Real Estate Agent. (QLD: \$1,000 / NSW: 0.25% of purchase price.)

10 Before the Contract Becomes Unconditional

We arrange a Building & Pest inspection (~\$600), visit the property, review the B&P report and negotiate further if required. Finance approval is organised with your mortgage broker.

11 Once the Contract Becomes Unconditional

Pay the remaining deposit balance (usually 5% or 10%, less the amount paid in Step 9) directly to the Real Estate Sales Agent.

12 Settlement Period

We guide you through what's next introducing you to local property managers and helping arrange insurance. We conduct a **pre-settlement inspection** at your property prior to the settlement date.

13 Settlement 🎉

The keys are collected by your property manager. **Congratulations you are now a property investor!**

OUR SERVICE DOESN'T STOP AT SETTLEMENT

We will **regularly check in** with you on how your portfolio is performing and continue working towards your **long-term goals**, revisiting your strategy as your portfolio grows.



Portfolio Reviews



Ongoing Strategy



Growth Tracking



Next Acquisition



All 13 Steps Summarised

1 Engage Services

Sign & return Buyer's Agency Agreement with engagement fee.

2 Strategy Meeting

Purchase Planning Session included. Optional Premium Strategy Service (+\$3,500) for a tailored long-term investment roadmap.

3 Location Review

Review recommended region profiles and pinpoint search area.

4 Property Search

Active search find matching properties, eliminate the rest.

5 Shortlist

Shortlisted property presented with all due diligence complete.

6 Purchase Proposal

Comprehensive due diligence including CMA, suburb data, vacancy rates, zoning, flood & bushfire checks, and key investment insights.

7 Negotiations

Offers submitted based on market research & comparative sales.

8 Contract Review

Solicitor reviews contract we connect you with one if needed.

9 Sign Contract

Sign & pay initial deposit to the Real Estate Sales Agent.

10 Before the Contract Becomes Unconditional

B&P inspection, property visit, finance approval organised.

11 Once the Contract Becomes Unconditional

Pay remaining deposit balance to Real Estate Sales Agent.

12 Settlement Period

Property manager intro, insurance arranged, pre-settlement inspection.

13 Settlement 🎉 Keys collected by your property manager. Congratulations, you are now a property investor!

Ongoing support continues regular check-ins, strategy reviews, and next acquisition planning.

1800 146 837auspropertyprofessionals.com.au

START YOUR JOURNEY

Ready to Start Your Property Journey?

- 1 Speak with a Buyer's Agent Consultant
- 2 Sign your Buyer's Agency Agreement
- 3 Complete your strategy meeting & define your brief
- 4 Watch your property portfolio grow

CALL US TODAY

1800 146 837


auspropertyprofessionals.com.au

Clarity. Confidence. Control.


That's our process.

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