

Property Acquisition Agreement

Strategic Property Search & Acquisition



this agreement is made the ___ day of _____ 2024.

MATHEW MANSON, Trading as SydnExpo.com (ABN 80904426890) in the state of New South Wales (hereinafter referred to as "SydnExpo");

And

_____ of _____ in the state of _____

(hereinafter referred to as "the purchaser").

RECITALS

- A. SydnExpo.com conducts the business of sourcing suitable real estate purchases for clients according to specifications provided by the clients.
- B. SydnExpo.com charges a fee for sourcing a suitable real estate purchase which is successfully settled.
- C. The purchaser has engaged SydnExpo.com to act on his/her behalf pursuant to the following terms and conditions.

OPERATIVE PART

- 1. SydnExpo.com will use its best endeavors to locate a property suitable for the Purchaser according to the Purchaser's specifications.
- 2. In sourcing a suitable property for sale SydnExpo.com will prepare reports, undertake research, and present data on comparative prices and provide this information to the Purchaser on the basis that this information shall remain the exclusive property of SydnExpo.com and the Purchaser agrees that this information will not be provided to any other person.
- 3. In the event that the Purchaser is introduced to a property by SydnExpo.com and enters into a contract for the purchase of the said property SydnExpo.com will charge the Purchaser a fee calculated to be 1.75% of the purchase price plus GST which shall be payable on the day of settlement of the purchase of the said property.
- 4. The Purchaser acknowledges that in entering a contract for the purchase of a property he/she has not been induced into purchasing the property and has arranged all reports that he/she considers necessary

including but not limited to building reports, pest reports, and identification surveys, and accepts all responsibility in regard to the decision to enter a contract for the purchase of a particular property.

5. The Purchaser indemnifies SydnExpo.com against all claim regarding the purchase of the property.
6. SydnExpo.com warrants that it has not received any commission, payment, or other inducement apart from fees paid by the Purchaser in regard to the introduction of properties to the Purchaser.
7. The Parties agree that the term of this agreement shall be 6 months from the date of signing this agreement and during the term of this agreement SydnExpo.com undertakes to locate at least 5 properties according to the Purchaser's specifications. In the event that none of the said properties are suitable to the Purchaser SydnExpo.com shall be at liberty to immediately terminate this agreement by notice in writing.
8. An Account keeping fee of \$250 is payable by the Purchaser upon receipt and agreement of this contract.
9. The Purchaser may, although is not obliged to, instruct SydnExpo.com to bid at an auction on his/her behalf and shall provide SydnExpo.com with the necessary authority to ensure this appointment is legally binding.
10. SydnExpo.com charges a fee of \$450.00 for the service of bidding at an auction on behalf of the Purchaser.
11. The Parties agree that SydnExpo.com shall be exclusively appointed to source properties for the Purchaser for a period of 6 months from the date of this agreement. In the event that the Purchaser enters a contract for the purchase of a property not introduced by SydnExpo.com the Purchaser agrees to pay SydnExpo.com an administration fee calculated at 1% of the purchase price plus GST payable within 14 days of receipt of a tax invoice issued by SydnExpo.com.

Signed by Mathew Manson }
(trading as SydnExpo.com) }

X.....

In the presence of;

} **Mathew Manson**

X.....

Witness Name _____

Signed by the Purchaser/s

} X..... **Print name** _____

In the presence of;

} **Purchaser, Driver's license number:** _____

} X..... **Print name** _____

X..... **Purchaser, Driver's license number:** _____

Witness Name _____

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