



TIAGO INVESTMENT PROPERTY SOURCING

HOW CAN A BUYER'S AGENT ASSIST YOU?

We understand how time consuming and stressful the search and purchase of a property can be.

That's why we take care of all of the legwork and research throughout the process of locating and purchasing your property.

We will take the time to carefully assess your needs and property goals to fully understand what you want to achieve. During our initial consultation with you we will cover budget, desired locations, finance and of course, whether it is an investment or owner / occupier purchase.

Once we have established what you want to accomplish in your property purchase, we will begin the process, which is broken down into three simple steps:

Searching

Searching for property can be an incredibly time consuming process. Sourcing the internet, attending open for inspections and establishing relationships with agents is pretty much a full time job when done properly.

Our comprehensive search process is designed to save you valuable time and stress by undertaking all the due diligence and legwork to find your ideal property. We will source options from industry databases and contacts, as well as properties that are not advertised to the general public.

Assessing

Our extensive due diligence will also include a detailed property and price analysis which will enable you to establish what a property is worth prior to starting the negotiation process. We are also happy to organise a building and pest inspection and a review of the contract and Section 32 by your solicitor or legal representative.

Negotiation

Negotiating with Sales Agents to get the best result for the buyer can be a challenging task, particularly for the inexperienced. We will work hard to ensure you make your purchase under the best possible conditions and for the best possible price.

Professional Services

We have a database of related professional services that can assist in your purchase process, for example: mortgage brokers, solicitors or conveyancers.

There is no charge for an initial consultation with us and it's completely obligation free. We use this consultation to fully assess your specific requirements and answer any questions you may have about our service.

BUYERS AGENT SERVICES

Each property purchase is different and each client will have individual circumstances in which they purchase. With that in mind we are able to tailor our services to suit your needs.

Premium Service

Our full service includes regular online searches and sourcing properties, inspections, full assessment with detailed reports and negotiating the successful purchase.

We keep working until your ideal property has been purchased.

Assess and Negotiate

The Assess and Negotiate service is suitable if you'd like to do the property search for yourself, or have already found the property you would like to buy.

We will inspect the property, prepare a detailed property report and price analysis, and negotiate the purchase on your behalf.

Auction Bidding

This service is for those who are uncomfortable with the auction bidding process or are simply not going to be available on the day of the auction.

Auction bidding fees are payable in advance of auction day and are payable regardless of outcome.

Our fees for auction bidding fall within a range of \$500 - \$1,500 depending on your requirements.

Buyer's Agent Fee Structure

Our fees are always agreed upon in advance and are based on a percentage of the purchase price or your budget. We offer a "fixed fee" arrangement which gives you peace of mind that we are not encouraging you to pay a higher price for a property for our own financial gain.

Fees vary depending on the type of service you require. Generally speaking this can be anywhere between 1% and 2% of the purchase price or your budget. Our Premium Service has a minimum fee of \$5,000 plus GST and will have a limit on the number of properties we source for you (*to be agreed upon before commencement*).

All our services and fees are negotiable.

Contact: Isabel Tiago.
Licensed Estate Agent

M: 0439 002 412

E: isabel@tiagoips.com.au

W: tiagoips.com.au

