

WARNING / RECOMMENDATIONS

Before purchasing any property through Investigate Property Pty Ltd or through your own sourcing it is highly recommended that you employ professional consultants to carry out research on any properties that you have an interest in. Investigate Property Pty Ltd are not surveyors, engineers, financiers, financial advisors, accountants, solicitors, builders, designers, valuers or insurers.

Assessments carried out by Investigate Property Pty Ltd do not include research and assessments of survey plans, building plans, building approvals or town planning approvals. Further to this, assessments that are carried out in some instances are limited or in areas of expertise better carried out by other professional bodies. Investigate Property Pty Ltd Property Assessments are intended as a guide only.

Investigate Property Pty Ltd Property Assessments are assessments of the land only and not any buildings or structures contained within or near the site. In carrying out assessments for properties sourced by you, Investigate Property Pty Ltd do not physically inspect the site. The assessment is prepared using available in office resources and therefore any information contained within the assessments are not based on any inspection of the property whatsoever. It is recommended that you carry out any searches or actions recommended by your solicitor or other professional bodies as well as the searches and actions listed below. These searches and actions may include, but are not limited to the following:

- Survey Plan • Physical Survey of Property • Valuation • Building Inspection • Pest Inspection • Electrical Inspection • Plumbing and drainage searches • Town Planning Assessments • Council and other Governing body discussions and searches • Rates Search • Main Roads Search • Railway Corridor Search • Discussions with engineers, designers, certifiers, and designers • Discussions with financiers and financial advisors • Flood and overland flow assessments by a hydraulics engineer

When purchasing a property that Investigate Property Pty Ltd has sourced, or purchasing an Investigate Property Pty Ltd Property Assessment you are doing so with the understanding that you should carry out your own research, searches and discussions and you acknowledge that you have been advised of this by Investigate Property Pty Ltd. By signing the attached disclaimer and release. By becoming an Investigate Property Pty Ltd client you may, in the event of signing a contract on a property that we have placed on our website or informed you about via email, be liable to pay a commission to us regardless of whether you utilised our services or not. There is no commission payable on properties you purchase that we do not promote to you through our website or email.

DISCLAIMER AND RELEASE

TO: Geoffrey William Doidge, Paul Newton Eslick, Justin Paul Eslick and Investigate Property Pty. Ltd.

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Date:

Signature Print Name