



REAL ESTATE SERVICES

"Experience A Better Way"

Buyers Advocacy Service Disclaimer:

I would like to take this opportunity to thank you for considering Master Advocates - Real Estate Services.

Our aim is for you to "Experience A Better Way". We will continually strive to not only meet your needs but endeavour to exceed them.

We provide due diligence on all property transactions on behalf of our clients to the best of our ability, based on years of experience and skills relating to the real estate industry.

However please note that there are certain aspects of real estate transactions listed below that we are not able or qualified to provide a service, though in most circumstances we highly recommend that you consider enlisting the service of the relevant licensed professionals.

We recommend when purchasing a property you obtain the following and we are happy to liaise on your behalf:

- An independent assessment with a Financial Institution, Mortgage Broker, Financial Planner and Insurance Advisor to determine borrowing, lending capacity and potential risk (generally available to obtain as a complementary consultation)
- An independent legal representative to check all legal documents prior to purchasing
- An independent building and pest inspection report
- An independent electrical inspection report
- An independent plumbing inspection report
- An independent Sworn Valuation of the property value (depending on particular circumstance)
- An independent Civil Engineer (depending on particular circumstance)
- An independent Land Surveyor, Boundary, Building and Site Dimension report
- An independent Engineering and Soil Testing report
- An independent Architectural and Draftsman report
- An independent Town Planning and Building Surveyor report, assessment of potential or proposed development of a particular title of land or building (depending on particular circumstance)
- An independent legal representative to check and manage all legal documents and Conveyancing, settlement transactions of the property once a successful purchase has been made
- An independent legal representative assessment and update of assets, your property portfolio and an update of personal Legal Wills once settlement of your property has taken affect

Please feel free to contact me at any time for any advice, questions or thoughts as I'm looking forward to assisting you in the best way possible.

Welcome to Master Advocates - Real Estate Services.

Yours sincerely,

Mark Errichiello
Licensed Estate Agent, CEA (REIV)
Director (OIEC)