

# Information for Sellers and Investors Sheet

Strictly Confidential



**PRESENTATION:** A well presented property attracts purchasers or good tenants, so it is a good idea to attend to minor repairs, tidy the grounds and remove any rubbish and so on. Our complimentary loan-copy video & book is available to assist you with preparation. If not already discussed ask about our Interior designer consultancy service.

**APPLIANCES:** Have any overdue services attended to such as, heaters, softeners, hot water systems, pop up sprinklers, roller doors and so on. Ensure they are working correctly.

**SWIMMING POOLS & SPAS:** New legislation applies as at Oct 1 2008. Regardless when built all properties with spas or pools must have suitable safety barriers **BEFORE** they can be sold. Further info can be found at [www.sa.gov.au/swimmingpools](http://www.sa.gov.au/swimmingpools)

**SERVICES:** Arrange for electricity, gas and telephone to be taken out of your name at the appropriate time.

**FILE:** Leave manufactures instructions or copies and other information for the operation of facilities and appliances such as air conditioners, dishwashers, pool filters and so on in a folder for the successful purchasers.

**TITLE:** If you are selling, please advise the location of your *Certificate of Title*, as this will be required by the Conveyancer at settlement.

**KEYS:** Please provide us with a full set of keys to be kept in our security key safe

**SECURITY:** For Inspections, ensure 'all valuables' and such are 'locked-away' securely or taken off-site. The agency is in no way responsible for theft or damage.

**We ask buyers for their names & contact details before they are allowed entry.**

**INSURANCES:** Advise your Insurance Company or Broker that the property is for sale and will likely be open for inspection. Review your total insurance situation including building and contents..

**NEIGHBOURS:** Where appropriate, advise neighbours we are marketing your property for sale.

**REWARDS PROGRAM:** If you refer new clients who LIST & SELL or ARRANGE A LOAN through us, we will gift you a shopping, fuel or dinner voucher. Four new clients will earn you a Sports Car for a day or a weekend at a luxury hotel. We may contacted initially you via paid advertising or from a paid referral.

**NOTES** We will provide much more detailed information to you, such as a *moving checklist, detailed property presentation advice and much more for your convenience* during and after the process, this is part of *our commitment* to you and to our philosophy of **Clients for Generations**.

Find More Information at [www.PlazaRealEstate.com.au](http://www.PlazaRealEstate.com.au)

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*Clients for Generations*

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