



At Gold Coast Real Estate Agents, we stand by the accuracy of our appraisals and the value of our service. Our commitment is to deliver professional, research-based property appraisals and work diligently to secure the best possible outcome for our clients. To ensure transparency and confidence, we provide the following Agent Service Guarantee:

1. **Price Range Guarantee**

The appraisal we provide is based on comprehensive market research, including recent comparable sales, current market conditions, and property-specific factors. We will quote a Fair Market Price Range from low to high, grounded in factual data.

- The Fair Market Price Range represents the price bracket within which the property is realistically expected to sell.
- This range is not the advertised price, as the seller and agent may elect to market the property at a higher figure to test the market.
- Selling Price Quote:
- Minimum Price: \$ _____
- Maximum Price: \$ _____

2. **Performance Guarantee**

For the term of the agreement, we guarantee that if we fail to secure a contract above the minimum price quoted in our appraisal, the seller will be relieved of the obligation to pay our commission.

- Exceptions: If circumstances or events beyond our control impact the ability to secure a sale price above the minimum appraisal quote, such as:
 - Building and pest issues
 - Major property defects
 - External market influences beyond our control Gold Coast Real Estate Agents reserve the right to be paid the agreed commission amount.

3. **No Binding Commitment**

You're not tied down. If you're not 100% satisfied with our service, you can conclude the agreement at any time.



A handwritten signature in black ink that reads 'David Jones'. The signature is written in a cursive style and is positioned in the center of the page.

Director



4. **Negotiation and Fee Adjustment**

Once the agent has secured a suitable buyer, if the seller believes the agent has not made satisfactory effort to negotiate the best price, the seller reserves the right to negotiate the agent's fees downwards.

- Once an offer is accepted by the seller, the agreed fees become binding and cannot be adjusted further.

5. **Marketing Commitment**

Marketing fees remain payable by the seller, regardless of the final sale price or the outcome of the agreement. These costs cover the advertising, marketing, and promotional efforts undertaken to maximize the exposure and opportunity for sale.

- If you have chosen a “pay later” option for these costs, this debt must still be met, even if the agreement is terminated.

6. **Conditions of Guarantee**

To qualify for the Agent Service Guarantee, the following conditions apply:

- The property must be exclusively listed with Gold Coast Real Estate Agents.
 - The seller must allow reasonable access for inspections and open homes as required.
 - Any offers received during the agreement term must be presented to the seller and considered in good faith.
 - The property must be marketed in accordance with the agreed marketing strategy.
- If the seller elects to accept a sale price lower than the minimum price quoted, and the reduction in sale price is less than or equal to the total commission payable, or if the seller deliberately accepts a lower offer to circumvent the agent's commission, the price guarantee shall be voided, and the agent's commission shall remain payable in full.

A handwritten signature in black ink that reads 'David Jones'.

Director

A gold-colored circular seal with a ribbon-like border. Inside the seal, the text '100% Guaranteed' is written in a black, sans-serif font.



7. Reference to the Property Occupations Act & Form 6

Under Queensland's Property Occupations Act 2014, the Form 6 outlines the terms, agent responsibilities, and your rights:

- **Agent Responsibilities:** Details the scope of our services, including marketing, negotiations, and representation to achieve the best outcomes for you.
- **Termination Flexibility:** Our No Lock-In policy overrides traditional binding terms, allowing you full flexibility. While the Act generally requires obligations under Form 6, our unique offer means you're free to end the agreement without penalty if you're not completely satisfied.
- **Marketing Fees:** As per the Form 6 and our terms, outstanding marketing costs and sale fees are payable regardless of the agreement's duration. The Act allows this as an enforceable expense, especially in cases where a "pay later" option is chosen.
- **Commission Obligation Upon Buyer Introduction:** If the seller elects to dismiss the agent's services and subsequently sells the property to a buyer introduced by the agent during the agreement term or within the statutory period following termination, the commission shall remain due and payable under the Property Occupations Act 2014. This ensures that an agent's efforts in securing potential buyers are recognized and compensated accordingly.

A handwritten signature in black ink that reads 'David Jones'.

Director

A gold-colored circular badge with a ribbon-like border. Inside the circle, the text '100% Guaranteed' is written in a black, sans-serif font, with '100%' on the top line and 'Guarenteed' on the bottom line.

100%
Guarenteed



8. Legal Terms and Conditions

- This agreement is governed by the relevant state and territory laws and falls under the Property Occupations Act 2014.
- Any disputes arising from this agreement shall be resolved in accordance with the relevant legal framework applicable to Queensland real estate transactions.
- Nothing in this guarantee overrides the rights and obligations as set out in the Property Occupations Act 2014.
- This agreement represents the entire understanding between the parties and supersedes any prior representations, agreements, or understandings, whether written or oral.
- This guarantee is to be attached and form part of the Form 6 (agent's agreement). Where there are any inconsistencies between clauses in our guarantee and the clauses set out in the Form 6, the clauses of this guarantee shall take precedence. Should this raise any further concerns, please seek independent advice from a solicitor.

At Gold Coast Real Estate Agents, we are committed to delivering a high level of service and results-driven performance. This Agent Service Guarantee provides peace of mind, ensuring that we remain accountable for the appraisal we provide and the service we promise.

Acknowledgement & Agreement

By signing below, both parties acknowledge and agree to the terms outlined in this Agent Service Guarantee.

Seller(s) Name: _____

Property Address: _____

Date: _____

Agent Name: _____

Gold Coast Real Estate Agents

A handwritten signature in black ink that reads 'David Jones'.

Director

