

Silver Application Form - \$229 + GST

Full name of the owner.....

Full name as it appears of the Contract of Sale

Your residential address (or PO Box)

Your postal address should be where you would like to receive future correspondence

Email.....

Telephone (w).....

Telephone (h).....

Mobile

Fax

If you would like us to call you before we send a fax please state this on the form

How did you hear about Corpred (circle one):

Word of mouth: Referred by Accountant / Real estate agent / Family member / Friend / Colleague / Developer (please circle)

Online using search engine: Google / Yahoo / Sensis / MSN / Windows Live / Yellow Pages online / Link from another website, Facebook, Realestate.com.au (please circle)

Traditional Media: Yellow Pages book / Newspaper article / Magazine article / Brochure / Radio (please circle)

Hard copy of the report

Would you like a copy of your report mailed to you? Yes / No

Mailing the report incurs an additional cost of \$15.00 (plus GST) for printing and postage. You will receive a colour bound copy of your report

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Residex Comparative Market Analysis Report

Would you like a [Residex Comparative Market Analysis Report](#) at an additional cost of \$30.00 (plus GST)? Yes / No

You will receive a emailed copy of your [Residex report](#) - which includes a price estimate for your property along with demographic information, comparable sales in the area, and predicted future economic factors.

Additional Services

Would you like Corpred to call you to advise you about additional products and services that we offer including:

- A). Pre purchase pest and building inspection reports with free current market appraisals. **Yes 0 No 0**
- B). Home loan and investment property loan reviews. **Yes 0 No 0**
- C). Buyers agent services (assisting you with your next property purchase) **Yes 0 No 0**
- D). Insurance replacement cost valuations. **Yes 0 No 0**

Promo / Voucher Code:

Do you have a Promo / Voucher Code? Yes/ No

Please enter promo / voucher code:

Location

Please specify the location of the investment property.

Property address.....

Suburb or nearest Town

Post code



State or Territory

Property Type

Please select the closest match for the type of property

Property Type (*please circle*): House, Unit, Townhouse, Villa, Serviced Apartment, Holiday House, Chalet, Granny Flat

Age of the property

What is the approximate age of the property from the time it was completed up to today's date
eg. 6 years old

Size of the property if known (sqm)

This is the actual size of the property only , excluding land

Is the property part of a complex?

Please estimate the total number of units/villas/townhouses in the complex:

Number of units/villas/townhouses in the complex.....

This can be found by looking at the number of mailboxes at the front of the complex (exclude the mailbox for the strata/ building manager)

Please estimate the number of floors in the entire building:

Total number of floors.....

Standard/Quality of Construction

Please select the most appropriate method of construction for the building:

Construction method (please circle): Double brick cavity, Weatherboard cladding, Brick Veneer, Prefabricated Home

Please estimate the construction standard:

Construction Standard (please circle): Basic, Medium, High, Prestige

- § **Basic** - Standard fitout and finish
- § **Medium** - A grade above the basic level of finish. May include better quality of appliances, floor finished, etc.
- § **High** - A grade above Medium, includes for high quality appliances, floor finishes, superior materials used
- § **Prestige** - Highest level of fitout and finish. Includes for high-end appliances, floor finishes, sanitary ware, fixtures and fittings

Renovation

Details of renovations and improvements.....

.....
.....
.....

List here any renovations carried out by yourself since you have owned the property or that you may think have been carried out since 27th February 1992 by previous owners. If possible list the year of the renovation and your best estimate of likely cost. A typical response may be as follows:

- § Repainted unit in 2002 – cost \$2,600
- § New carpet in 2001 – cost \$2,150
- § New light fittings – cost \$650
- § Tiled balcony by previous owner – Cost unknown / date unknown – maybe 6 years old

Costs

Purchase Price \$

This is the amount stated within the contract. For house and land packages, separate the cost of land and construction (including all variations)

Stamp duty costs \$.....

Stamp duty payable to the Office of State Revenue. This is for reporting purposes only. Your accountant will deal with this amount separately.

Legal Costs associated with the purchase \$

This is the amount for conveyancing fees associated with your purchase. This is for reporting purposes only. Your accountant will deal with this amount separately.

Date of exchange

This is the date that contracts were exchanged

Date of settlement.....

This is the date that the property settled and you took ownership of it

Date of first lease

Date of first lease: If the property was bought as an investment property and it was available for rent from the date of settlement, then the date of first lease would be the same as the date of settlement.
If you lived in the property for a few years prior to renting it out, then the date of first lease would be the date that the property became available for rent (i.e. you signed an agency agreement or you advertised it for rent).
If you require your schedule top be back dated, please insert the date that you would like the schedule to commence. Remember, this date must be the date at which the property was available for rent.

Property description

Please specify which rooms are included with the property

Number of bedrooms.....

Number of bathrooms

Ensuite also counts as a bathroom

Number of kitchens.....

Number of lounge rooms

Number of dining rooms



Number of laundries.....

Any other rooms

Please specify in detail

Other

Number of car spaces/undercover parking

Number of garages.....

Covered pergola

Please specify any other items that may affect the cost of construction eg. sloping site, poor foundations, difficult access, etc

Building Services

Please select the building services applicable to your investment property

Hydraulic Services (Plumbing, Drainage & Gas-fitting)

Hot water service (please circle): Gas, Electric, Solar

Are there any pumps on the property such as pumps for a rainwater tank, stormwater detention tank, septic tank? (please specify)

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Pumps (please circle): Yes, No

Number of Pumps

Ducted Gas Heating (please circle): Yes, No

Mechanical Services (Air-conditioning)

Ducted Air-conditioning (please circle): Yes, No



Split system air-conditioning (please circle): Yes, No

Number of split air-conditioning systems

Room/window mounted air-conditioning units (please circle): Yes, No

Number of room/window mounted air-conditioning units

Electrical Services (Electrical, Data & Communications)

Intercom (please circle): Yes, No

What type of intercom (please circle): Video, Audio

Ducted Vacuum System (please circle): Yes, No

Burglar alarm/security system (please circle): Yes, No

Access control systems (please circle): Yes, No

Closed Circuit Television Systems (please circle): Yes, No

Television antennas - freestanding (please circle): Yes, No

Ceilings fans (please circle): Yes, No

Number of ceilings fans

Fire Services

Hydrant booster pump (please circle): Yes, No

Fire alarm – bell (please circle): Yes, No

Fire indicator panel (FIP) (please circle): Yes, No

Emergency warden intercom speakers (EWIS) (please circle): Yes, No

Fire hose reels & nozzles (please circle): Yes, No

Fire alarm - heat/smoke (please circle): Yes, No



Detectors (please circle): Yes, No

Fire extinguishers (please circle): Yes, No

Kitchen appliances

Please identify the building services applicable to your investment property:

Type of bench top (please circle): Granite, Reconstituted Stone, Laminate, Timber, Other

If Other, please specify.....

Cooktop (please circle) Yes, No

Select cooktop type (please circle) Gas, Electric, Ceramic

Underbench/wall oven (please circle) Yes, No

Upright stove (please circle) Yes, No

Rangehood (please circle) Yes, No

Dishwasher (please circle) Yes, No

Electric water filter (please circle) Yes, No

Garbage disposal unit (insinkerator) (please circle) Yes, No

Bedrooms

Please identify if following assets are applicable to the bedrooms in your investment property:

Built in wardrobes (please circle) Yes, No

This includes incorporating doors, fixed fittings and mirrors

*Any other comments.....

.....

Bathroom/Ensuite Assets

Please identify if following assets are applicable to the bathrooms in your investment property

Accessories, freestanding (please circle) Yes, No

Including shower caddies, soap holders, toilet brushes

Shower curtains (please circle) Yes, No

Exhaust fans (please circle) Yes, No

Including lighting/heating

Spa bath (please circle) Yes, No

Heated towel rails (please circle) Yes, No

Any other comments

Floor finishes

Carpet (please circle) Yes, No

Specify which rooms are carpeted

Vinyl (please circle) Yes, No

Specify which rooms have vinyl

Prefinished/Floating timber floors (please circle) Yes, No

Specify which rooms have pre-finished/floating flooring

Tiles (please circle) Yes, No

Specify which rooms have floor tiles

Timber – Polished (please circle) Yes, No

Specify which rooms have timber floors

Timber floors form part of the capital works allowances and are not treated as individual items of plant and equipment

Window coverings

Property has blinds to windows (please circle) Yes, No

Type of blinds installed (please circle) Fabric Verticals, Metal Venetians,
Timber Verticals, Block Out Screens, Roller Blinds

Specify which rooms have blinds

Property has curtains to windows (please circle) Yes, No

Type of curtains installed (please circle) Lace, Pre-made Curtains, Custom Made
Curtains

Specify which rooms have curtains

Any other comments
.....

Laundry Assets

Please identify if the following assets are included in your investment property:

Washing machine (please circle): Yes, No

Electric clothes dryer (please circle): Yes, No

External equipment

Tennis court (please circle): Yes, No

Material on the tennis court (please circle): Artificial grass, Concrete – painted, Clay,
Other Please specify

Swimming pool (please circle): Yes, No

Method of heating (please circle): Solar, Gas, Electric, Not Heated

Spa (please circle): Yes, No

The term spa refers to an outdoor spa perhaps adjacent a pool and not spa bath

Method of heating (please circle) Solar, Gas, Electric, Not Heated

Sauna (please circle) Yes, No

Common BBQ area (please circle) Yes, No

Motorised pergola louvres (please circle) Yes, No

Motorised window shutters (please circle) Yes, No

Solar garden lights (please circle) Yes, No

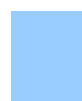
Free-standing shed (please circle) Yes, No

Approximate shed size

Motorised garage door/boom gate (please circle) Yes, No

Automatic irrigation system (please circle) Yes, No

Includes garden watering installations - control panels, pumps, timing devices



Common area property

Common Property assets are only applicable to villas, townhouse, units or apartments:

Gym (please circle) Yes, No

Cardiovascular equipment (please circle) None, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Cardiovascular equipment includes exercise bikes, treadmills, rowing machines etc.

Resistance equipment (please circle) None, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Resistance equipment refers to freestanding weight machines

Elevators (please circle) None, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Garbage chute (please circle) Yes, No

Furniture

Is the property going to be furnished for the tenant? (please circle) Yes, No

List of furniture items and fittings (inventory list)

.....
.....

Your managing agent should have a copy of this, which will be signed by your tenants upon acceptance of the lease agreement.

Also provide approximate costs of the items (if known). If the cost is unknown please provide a reasonable estimate.

An example would be:

- § Beds: \$1,800
- § Microwave: \$285
- § Cutlery: \$95

Furniture includes for items that are supplied by the landlord, are removable and do not form part of the building.

Items such as dishwashers, ovens, cooktops, blinds, etc are fixed in place and considered part of the building.

Attachments

Additional files to be attached? (please circle) Yes, No

You can send furniture lists, floor plans, photos. All of these items help with creating your tax depreciation schedule.

Please review checklist and ensure the details you entered are correct and as accurate as possible. Your Tax Depreciation estimate will be based on the information provided on this checklist.

Client Authorisation

Should you wish to proceed, please sign below, confirming your acceptance of the terms and conditions as listed on www.corpred.com.au and fax it, email or post it to our office

Fax: 1300 854 207

Email: info@corpred.com.au

Assuring you our best attention at all times.

AUTHORISATION

I/We the undersigned hereby accept the fees, terms of use as stated on www.corpred.com.au and hereby authorise Corpred Enterprises Pty Ltd to upgrade me to a full depreciation schedule at a cost of \$229.00 + GST.

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Sign here

Please note that you will be sent a confirmation receipt of your application form via sms