

## SCHEDULE 4, INVEST-LISTING SERVICE (S3) TRADING TERMS

### SCHEDULE 4.1 LISTER'S OWN PROPERTY SALE FEE

The Lister's own property sale fee is pre-negotiated with each Subscriber ranging from; \$120 (+GST) flat monthly fee per sale, \$150 (+GST) pay as you sell, or flat monthly fee for unlimited sales.

Changes to the property details are automatically tracked by the PCS. A cause for termination would be served to the Subscriber, should the Subscriber change property statuses / details to avoid payments due.

**A. OPTION A:** a prepaid flat monthly fee of \$120 (+GST) per sale is payable.

- (a) a minimum of 24 sales per year applies. An initial assessment determines the Subscriber's sales history and capacity to achieve property sales per year. This total amount is averaged over a 12 month period.
- (b) LC in collaboration with the Subscribers will review the average sales, monthly.
- (c) this fee is payable regardless of the property status.
- (d) the sales per year can be increased during the subscription term.
- (e) the nominated fee representing the sales per year, is payable per month and for the duration of the subscription term.
- (f) the sales per month (Qty) can be increased during the subscription term.
- (g) sales per month (Qty) selected cannot be reduced during the subscription term.
- (h) In the event the number of actual property sales per months exceeds the Qty selected, LC will not claim the variance. **OR**

**B. OPTION B:** a flat fee of \$150 (+GST) per property sale is payable and due within 7 days of 'exchange' or 'internal sale' status.

- (a) a property sale is deemed as due and payable regardless of any *subject to* conditions imposed or sought during the property sale process, when one of these statuses; 'Internal sale' or 'Exchanged' is applied against the property.
- (b) a Lister's own sale fee remains payable in the event that a property has its status reverted back to 'Available', 'Deleted' or 'Off the Market'.
- (c) this option is only available to Subscribers that are in their second term or onwards with LC. This option is not available to new Subscribers or Subscribers where LC's audit has revealed that the number of property sales are low in proportion to the total number of properties listed and the total number of Open-agencies or affiliates working with the Subscriber. **OR**

**C. OPTION C:** a quotation will be provided for unlimited monthly sales.

### SCHEDULE 4.2 OPEN-AGENCY FEE

This option allows S3 Subscribers to establish direct trading terms between other S2 and S3 Subscribers across Australia by granting access to their listed properties.

- (a) a flat fee of \$60 (+GST) per Open-agency and is payable per month.
- (b) the S3 Subscriber who is the listing agent must pay a fee per Open-agency that is established. The number ('Qty') selected will determine the maximum number of S2 and S3 service providers that can be granted access per project.
- (c) The Open-agency number can be increased during the subscription term.
- (d) The nominated fee representing the total Open-agency is payable per month and for the duration of the subscription term.
- (e) Open-agency number ('Qty') selected cannot be reduced during the subscription term.