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**PROTECTION GUARANTEE**


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**5. Security at Inspections**

The agent agrees to identify and qualify all people who inspect the property. If the agent conducts 'Open for Inspections' and the sellers' insurance company does not cover loss, damage or theft arising from Open Inspections then **the agent agrees to accept full responsibility for any loss**, damage or theft occurring during an 'Open for Inspection', or which can be shown to have been caused by having had the premises open for inspection to strangers.

**6. Cancellation of Agreement**

The sellers will have the right to cancel the agent's agreement if the sellers are not satisfied with the performance of the agent – provided that the sellers give the agent seven days to rectify any concerns. If the sellers concerns are rectified, the agreement will continue. Should the sellers decide to withdraw the property from sale, there will be no charges payable by the sellers to the agent.

**7. Buyers found by the owner**

The sellers reserve the right to sell or transfer the property to a close relative or partner should the opportunity occur, or if directed by a court. In this case, the sellers will not be liable for any commission to the agent, but will reimburse expenses incurred specifically on the sellers' behalf.

**8. Special Requests or Conditions**

If the sellers have any other conditions they wish to impose on the agent, they can notify the agent in writing within 2 business days of signing the Selling Agreement. Such conditions will then form part of this guarantee. If the agent does not agree to the sellers' extra conditions, the sellers will have the right to immediately cancel the Selling Agreement without penalty or charge.

NAME OF REAL ESTATE AGENCY: .....

License Number of Agent  
or Agent's Representative: .....

Signature of Agent  
or Agent's Representative: ..... DATE: .....

**If you have any concerns about any real estate matter,  
please seek independent advice from a solicitor.**

**WARNING TO HOME SELLERS**

This Guarantee is to be attached to and form part of the agent's agreement.

Where there is any inconsistency between the clauses in this Guarantee and other clauses in the agent's Selling Agreement, the clauses in this Guarantee shall have priority.

**This Guarantee is recommended by the Real Estate Consumer Association**  
**[www.reca.com.au](http://www.reca.com.au)**