Place. PROJECTS

Contract Request Form (CRF)

You are submitting a CRF for the opportunity to purchase a property through Place Projects. The following terms and conditions apply for any monies paid:

AUTHORITY TO REFUND OR APPLY CONTRACT REQUEST FORM (CRF) MONIES

Should you proceed to purchase, this **$2,000** payment will be applied to your initial deposit. Alternatively should you not purchase it is fully refundable. It is important that you sign this authority form to allow Place Projects to either apply or refund your money in a timely manner according to the agreement below.

Place Projects are hereby authorised to refund the amount of **$2,000** paid into their Trust Account as my/our Contract Request fee if I/we do not enter into a contract. Alternatively, if I/we, or a trust of which I am/we are a trustee or beneficiary, or a company of which I am/we are a shareholder or director, enter into a contract, Place Projects are authorised to apply the above sum as the initial deposit payable under the contract and are authorised to transfer said money to the Stakeholder if applicable.

Signature/s _____ Date _____

☐ Yes, I/we would like to secure the property for the opportunity to purchase.

TRUST ACCOUNT DETAILS

Use these details when paying the $2,000 holding fee

Account name	**Place Projects Pty Ltd Sales Trust Account**
Bank	**Commonwealth Bank**
Address	**240 Queen Street, Brisbane QLD 4000**
BSB	**064 000**
Account no.	**12807402**
Swift code	**CTBAAU2S**
Reference	**Property address, Buyer's surname**

Please email proof of payment to **projects@eplace.com.au**. Before you transfer, call our office to confirm these details. We will never email you changed bank details.

TERMS AND CONDITIONS

1. Optional Extras will be an additional cost to the sale price.
2. In relation to the sale or proposed sale by the Seller of the Property to the Buyer, the Buyer consents to all information in respect of the sale and proposed sale being given by electronic communication.
3. The Buyer understands that Contracts will not be issued until Formal Identification (i.e. Driver's licence or passport) is provided.
4. If the Buyer after receiving the Disclosure Statement (if required) and the Contract wishes to proceed with the purchase of the Property, the Buyer must sign and return the Contract and other related documents to the Seller within seven (7) days of receiving them.
5. In the event that the Contract and other related documents (if any) are not returned to the Seller within the seven (7) day period, the Seller may assume that the Buyer does not wish to proceed with the purchase of the Property and further may offer the Property to other interested parties.
6. This Contract Request Form is not a binding agreement and until the Contract is duly signed by both the Buyer and the Seller, no contract is formed and the Holding Deposit (if any) is fully refundable.

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DETAILS OF BUYER 1

☐ Photo ID provided

Given name(s) (including middle name)

Surname(s)

Full mailing address

Contact number | Email address

DETAILS OF BUYER 2

☐ Photo ID provided

Given name(s) (including middle name)

Surname(s)

Full mailing address

Contact number | Email address

COMPANY DETAILS

If buying in a company, or a company on behalf of a trust

Full entity name

Guarantor full name(s)

Full mailing address

Contact number | Email address

DETAILS OF SOLICITOR OR LICENSED CONVEYANCER

Company name

Contact name

Full mailing address

Contact number | Email address

PROPERTY DETAILS

Property address

Purchase price $

Deposit: $2,000 initial / $ _____ balance

Minimum balance $8,000

CONDITIONS

Tick which apply and insert the number of days required

☐ Finance _____ days ☐ Building & pest _____ days ☐ Due diligence _____ days

☐ Buyer inspection _____ days

SETTLEMENT

Tick which applies

☐ 21 days ☐ 30 days ☐ 35 days ☐ 40 days ☐ Other

OTHER PARTICULARS AND SPECIAL CONDITIONS

Type of holding ☐ Owner occupier ☐ Investor

FIRB approval ☐ Yes ☐ No

Variation request (please attach conditions)

Place Projects Pty Ltd
projects@eplace.com.au

CLIENT EXPLANATION SHEET

Understanding the Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) Act and why we need your ID

WHAT IS THE AML/CTF ACT AND WHY DOES IT MATTER?

Australia's Anti-Money Laundering and Counter- Terrorism Financing (AML/CTF) Act is designed to stop illegal funds from entering the financial system. AUSTRAC estimates more than $68 billion worth of crime-related money is cleaned through Australia every year. This legislation aims to stop the flow of crime money and bring us in line with the rest of the world.

That's why from 1 July 2026, professional services firms, including law, accounting and real estate, will be required to:
– Verify client identity
– Assess the risk of money laundering or terrorism financing
– Monitor client activity and report suspicious behaviour

It's not about ticking boxes. It's about keeping crime out of our communities, professions and country.

WHY ARE YOU BEING ASKED FOR D O CUMENT S ?

We may need to collect ID documents, company records, trust deeds, or information on the source of funds. If you're representing a company, trust or other structure, we're also required to identify and verify the individuals who ultimately own or control it.

This isn't because we think anything is wrong - it's because we're required by law to apply consistent checks to everyone. Each check is a small act of protection; helping stop criminal activities, and keeping dirty money out of Australia.

WHAT YOU CAN EXPECT FROM US

– A clear explanation of what's required
– Secure handling of your information
– A streamlined experience supported by technology

WHY WE NEED YOUR ID (AND WHAT HAPPENS NEXT)

As part of new anti-money laundering laws in Australia, professional services firms like ours will soon be required to verify the identity of all clients.

This helps protect the financial system from misuse and brings us in line with global AML standards.

WHAT WE MAY ASK FOR

– A form of photo ID (e.g. passport or driver's licence)
– Proof of address (e.g. utility bill or bank statement)
– Company, trust or SMSF documentation (if relevant)
– Details about ownership or control of complex entities
– Source of funds information (for higher-risk transactions)

HOW YOUR INFORMATION IS HANDLED

– We only collect what's required by law
– Your data is stored securely and handled in confidence
– It's used only for regulatory purposes

WHAT HAPPENS NEXT

We'll guide you through the process step by step. If anything is unclear, just ask. We're here to make compliance easy for you and us.