



Estate Agent Power

User Guide

We connect people

Real estate often has people working in different capacities individually. There are vendors, buyers, real estate agents and solicitors who work in their own environment or platform. At Estate Agent Power, we bring them all under one umbrella, on one platform to make it easy for them to work together.

Property Vendors

Property vendors are parties that own property and wish to sell it on our platform. A vendor can register and list his property on our website with no advance charges. We do our due diligence and ensure that the vendor is the owner of the property or has the documents that prove his right to sell the property. When listing, the vendor has to answer a few questions about the property. He also has to give us a few key details about the property. The vendor is also required to upload pictures, videos, virtual tours and floor plans to the property. The vendor is also expected to select a percentage of commission that he would be willing to pay. This commission percentage is not paid by the vendor out of his pocket but is received from the buyer once the deal has been accepted as reservation fees. The commission is deducted from the total property price and the vendor will receive the remaining money when the deal is done.

Property Buyers

Property buyers are parties that register on our platform to browse through our listings and buy one of the available properties. The buyer may be someone who is looking to invest his money or may be on the lookout for his next dream home. The property buyer also registers on our website for free. When he places an offer on a property and it is accepted, the buyer pays a previously set amount as a reservation fee.

Referrers

Referrers are real estate agents who work around the people. They can become associated with us to help buy or sell property and in return, they receive a commission for every sale that goes through. They are also encouraged to bring in Vendors to our platform. When the property that they bring in is sold, they receive a commission for it too.

Solicitors

We also provide a platform for solicitors. During a deal, the vendors and buyers are free to hire their own solicitors or can ask us to direct them to some of the best solicitors. We have a number

Company Description

Mission Statement

"Our mission is to connect individuals and businesses across the world, enabling a seamless and efficient global real estate industry that empowers people to find their ideal property."

Company Advantages

Estate Agent Power is an all-in-one real estate website that allows people to buy and sell property worldwide. We live in a global world today, and we believe that everyone should have the power of buying property anywhere in the world, no matter where they are. Thanks to our team of real estate agents from all over the world, Estate Agent Power will be one of the quickest and safest ways to buy and sell properties internationally.

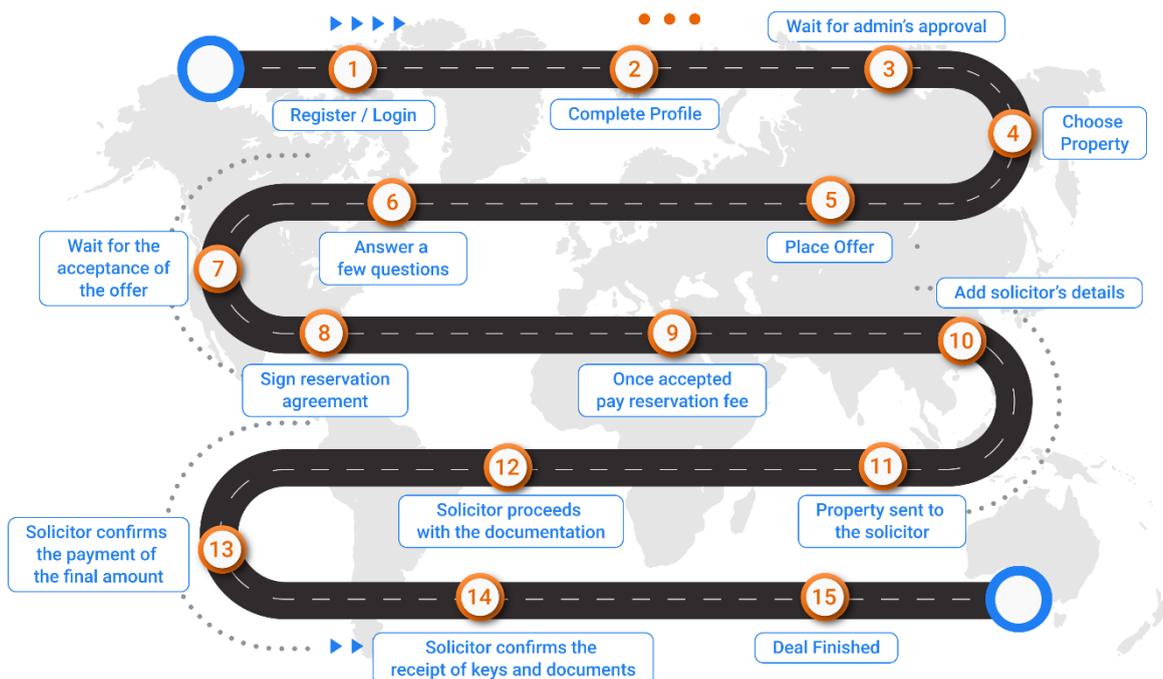
- People can advertise their property on our platform and advertise it to potential buyers from all over the world. They get genuine offers from interested, verified buyers.
- People can use our platform to find their dream property anywhere in the world.
- Each property advertised will be genuine and our team will thoroughly inspect every document and detail provided by the vendor.
- Each property will be accompanied by photos, videos, virtual tours and floor plans. These are verified and published only if found to be genuine.
- Our real-time tracking line provides updates for each step of the deal after the offer is accepted.
- We ensure data protection and safety. This way all the documents, banking and personal details provided to us will remain in safe hands.
- Our 24*7 customer support team will be available to answer doubts, clarifications and complaints of the customer. We ensure the dissolution of the issues at the earliest.
- We also provide a platform for referrers who can earn commission by selling property advertised on our platform or by forwarding potential clients to our platform. They have a dedicated dashboard on the platform where they can track their work and earnings.

Estate Agent Power Ecosystem

Estate Agent Power intends to create a platform that connects the buyer, vendor, solicitors and referrers all under one roof.



BUYERS JOURNEY



1. Register/ Login

A new user must register themselves and then log in to their account as the first step.

2. Complete the profile

The user must complete their profile next. This is an important step as an offer on a property will remain as pending until the profile is completed. A Vendor will be able to accept the offer only if the buyer's profile is complete. This is to ensure that the user is genuine and all their credentials are verified.

3. Admin's approval

The user must wait till their profile is verified by the admin and is approved.

4. Choose property

The buyer can now browse through the many properties listed for sale on our platform. They can use filters to narrow down their search. They can save the search specification for future searches. When they like properties, they can add them to their favorites or place offers on them.

5. Placing offer

When placing an offer, the buyer can choose the asking price as their offer or can choose an amount that is higher or lower than the asking price. It will be up to the Vendor to accept or reject the offer. At this point, if the buyer's profile is not complete, the offer would be kept pending and they would be asked to complete the profile before the offer can be made active.

6. Answer a few questions

When placing the offer, the buyer would be asked a few questions to ensure that he has the funds necessary to make the deal. This is to ensure a smooth and quick deal process when the offer is accepted.

7. Wait for the acceptance of the offer

The Vendor may be considering multiple offers at once. Therefore, the buyer must wait for their offer to be accepted. This does not take much time as the Vendor often chooses the buyer they want to go with as soon as they receive a suitable offer.

8. Sign the reservation agreement.

The user can now go through the reservation agreement and sign it to go forward.

9. Pay the reservation fee

When the offer is accepted, the buyer is asked to pay the reservation fee. This essentially blocks the property from being sold elsewhere. The amount paid as the reservation fee will be deducted from the final payment of the asking price.

10. Add solicitor's details

When the reservation fee is received, the buyer will be prompted to add their solicitor's

details. If they have a solicitor, they can add their details. If the buyer doesn't have a solicitor, the platform will direct them to a list of solicitors from which they can choose and hire a suitable one.

11. Property details sent to the solicitor

The property details are sent to the solicitors of both the buyer and the Vendor. The solicitor will carefully go through the details and documentation to ensure that everything is in order.

12. Solicitor proceeds with the documentation

Once they confirm the receipt of the documents and are sure that everything is in order, both the solicitors will collaborate to complete the documentation.

13. Payment of the final amount

Next, the buyer or the buyer's solicitor will pay the final amount to the Vendor or the Vendor's solicitor. This reservation fee will be deducted from the final amount and the rest is paid.

14. The solicitor confirms the receipt of the keys and documentation

Once the Vendor or the Vendor's solicitor confirms the receipt of the payment, they will send the key to the property to the buyer or the buyer's solicitor. The documentation may accompany the key or may be received by the buyer at a later date depending on the laws of the land.

15. Deal is finished

Once the keys and documents have been received and the solicitor has confirmed its receipt, the deal is considered to be complete.

Vendors Journey

1. Register/ Login

A new user must register themselves and then log in to their account as the first step.

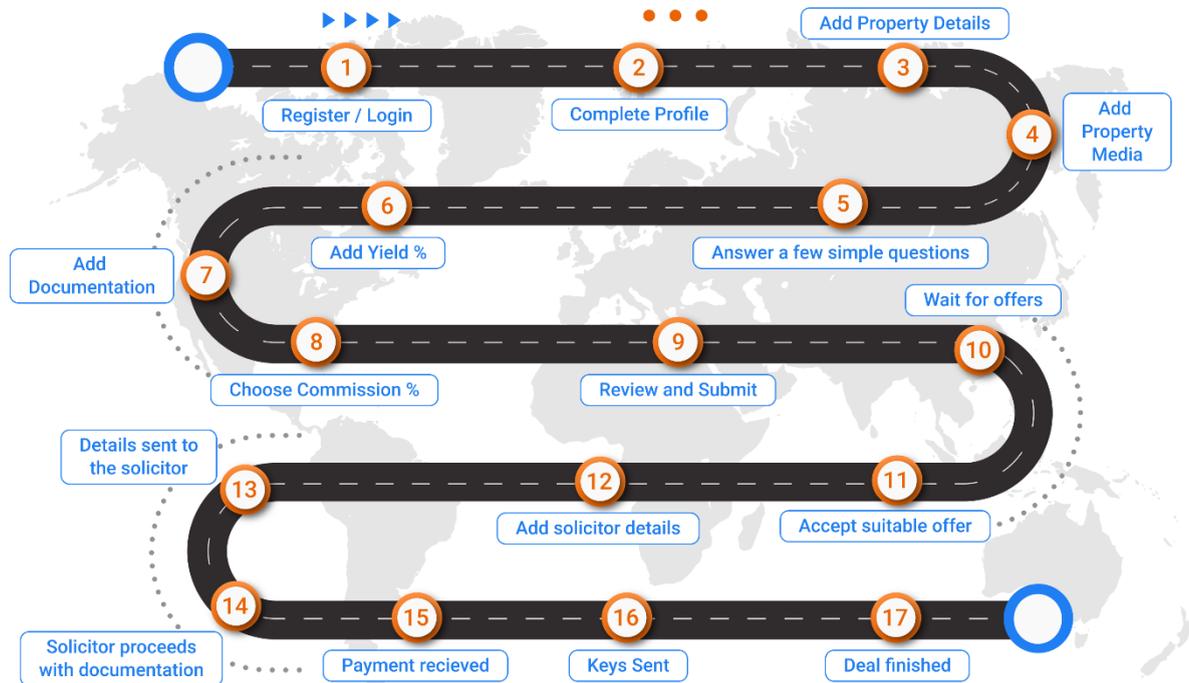
2. Complete the profile

The user must complete their profile next. This is an important step as the property listed will not be live until the user's profile is complete. This is to ensure that the user is genuine and all their credentials are verified.

3. Add property details

The property details can now be added. The vendor can use the 'add property' form to add property description, special features, amenities available and more here.

VENDORS JOURNEY



4. Answer a few simple questions

Next, the vendor will answer a few simple questions like the asking price and the minimum acceptable offer

5. Add property media

The vendor will next have to add property media. This includes high quality photos, videos, virtual tours and floor plans. These are subject to verification before they can be approved.

6. Add yield percentage

If the property can be rented out and can produce yield, it can be mentioned in this section. Mentioning yield percentage can increase the chances of the property being sold quicker.

7. Add documentation

The vendor has to add all the necessary information and documentation in this step. The documentation will be verified too before they can be approved. These steps ensure that the property is genuine and that the deal takes smoothly once an offer is accepted.

8. Choose commission percentage

When listing a property, the vendor is asked to choose the percentage of commission they are willing to pay. The package, facilities or features they enjoy will depend on the commission they choose. Higher the commission more features they will be able to use. The features include a listing in the first couple of pages, a greater number of referrers

working on their property and more leads. Please note that a Vendor only chooses the commission percentage and does not pay it out of their pocket. When the buyer sends an offer to the vendor and the offer gets accepted, the buyer has to pay the chosen commission percentage in the form of a reservation amount.

9. Review and submit

When all the required details are added, the Vendor gets a chance to review them. The vendor can also see how the property listing will look once it is live. If the vendor is satisfied, they can proceed to submit the listing and wait for approval from the admin. If they are not happy and would like to make changes, they can go back and make the changes before submitting the listing.

10. Wait for offers

The vendor can now wait for offers to pour in. The vendor may receive multiple offers that may be higher, lower or same as that of the asking price. This depends on the specifications selected by the vendor when filling the listing details.

11. Accept suitable offers

The vendor can choose a suitable offer and accept it.

12. Add solicitor details

Next, the vendor will be asked to add solicitor details. If they have a solicitor, they can add their details. If the vendor doesn't have a solicitor, the platform will direct them to a list of solicitors from which they can choose and hire a suitable one.

13. Property details sent to the solicitor

The property details are sent to the solicitors of both the buyer and the vendor. The solicitor will carefully go through the details and documentation to ensure that everything is in order.

14. Solicitor proceeds with the documentation

Once they confirm the receipt of the documents and are sure that everything is in order, both the solicitors will collaborate to complete the documentation.

15. Payment Received

Once both the solicitors get the documentation done, the buyer or the buyer's solicitor will send the remaining amount as the final payment. The reservation amount will be deducted and the remaining amount will be received by the Vendor or the vendor's solicitor as the final payment.

16. Keys are sent

When the solicitor confirms that the final payment has been received, the vendor or the vendor's solicitor will send the buyer or the buyer's solicitor the keys. The documentation may accompany the key or may be received by the buyer at a later date depending on the

laws of the land.

17. Deal is finished

Once the keys and documents have been received and the buyer's solicitor has confirmed its receipt, the deal is considered to be complete

Referrer's Journey

1. Register/Log in

A new user must register themselves and then log in to their account as the first step.

2. Complete profile

The user must complete their profile next. A referrer cannot create links or referral codes until the profile is complete. This is to ensure that the user is genuine and all their credentials are verified.

3. Admin's approval

The user must wait for the admin team to verify his details and provide his profile an approval.



4. Sign the contract

The user will then be presented with a contract. The user can peruse the contract and sign it to be able to use the platform.

5. Get familiar to the Referrer's Dashboard

Estate Agent Power has a Referrer's Dashboard with all the tools that lets the referrer record and keep a track of sales. They can also get updates on the number of visitors, the purchase count, and more. They will be able to see and separate updates for each property on the dashboard.

6. To help sell

The referrer can create a link to the chosen property and share them to any contacts or advertise them on other platforms. The referrer will also be able to download images, floor plan and other media available to be shared with the link that forwards interested buyers to our platform.

7. To help buy

The referrer can create a link or a referral code to share with contacts and ask them to join our platform.

8. Earn commission

When a referrer helps to sell, every time a property advertised by them gets sold through them, they get paid a commission. This commission will be a predetermined percentage of commission earned by the Estate Agent Power Platform.

When a referrer helps to buy, every time a user who used their link or referral code to log in buys a property, they get paid a commission. This commission will be a predetermined percentage of commission earned by the Estate Agent Power Platform.

A referrer can earn a double commission if he sells a property to a user who was referred to our platform by them.

9. Get updated on the dashboard

The referrer gets a real time update of any commission earned on his dashboard.

Solicitor's Journey

1. Register/Login

If interested in being associated with Estate Agent Power as a Solicitor, they must register and login to the platform.

2. Create a profile

The solicitor must complete their profile next. The solicitor will not be listed on our platform till their profile is complete and verified. This is to ensure that the solicitor is

genuine and all their credentials are verified.

3. The platform directs users to the solicitor list

If a buyer or a Vendor does not have a solicitor of their own, the platform will direct them to the list of solicitors who have associated with us.

4. User contacts the solicitor for services

When the solicitor is chosen, the user can contact them and hire them as their solicitor.

5. Help with the deal

The solicitor will be provided with all the property details provided by the Vendor. They must go through the documentation and other details. The solicitor is expected to provide their services to their client and help them go through the deal successfully.

6. Receive payment from the user

The solicitor will receive their payment as agreed upon earlier from their client once the deal is done successfully.



