

How the 10 Year Leaseback works

You Choose An Investment Property To Purchase Through OzInvest

- ✓ You then have the option of a 10 Year Lease with OzInvest through our subsidiary company **OzLease**
- ✓ If you accept the 10 Year Lease Guarantee, OzLease will then lease the property from you for 10 years
- ✓ OzLease will then sub-lease your property to the actual tenant

The Commencement Date For Your 10 Year Lease With OzLease Is

- ✓ 30 days after official handover of your new Investment Property from the builder (when the final payment is made to the builder); or the day the actual tenant commences their lease – whichever is sooner

Should Suitable Tenants Not Be Found Within 30 Days Then

- ✓ OzLease would commence paying rent to you from day 31
- ✓ The rent paid by OzLease is the market rent specified by the Managing Real Estate Agent and this rent will be within the range stated in the original OzInvest marketing brochure

Once Your 10 Year Lease Has Commenced, At The End Of Each Month

- ✓ The Managing Real Estate Agent deducts their management fees
- ✓ OzLease deducts their 10 Year Lease administration fee of \$15 per week (plus GST)
- ✓ OzLease pay the balance of funds by electronic transfer to you by the 10th day of the following month
- ✓ All fees are fully tax deductible

OzLease Continues To Pay You Rent Each Month Even If

- ✓ There is a vacancy during your 10 Year Lease with OzLease
- ✓ The tenant is late to pay their rent
- ✓ The tenant cannot pay the rent for any reason



Every single day's rent for 10 years is covered

OzLease Continue To Look After Your Best Interests For The Next 10 Years

- ✓ If OzLease receives a higher than market rent, or increases the rent through rent review, you receive the higher amount (less standard costs).
- ✓ If you wish to cancel your lease with OzLease you can do so at any time with no financial penalty (remember that the tenant in your Investment Property has the right to remain in the property until their lease expires).
- ✓ OzLease cannot cancel your 10 Year Lease unless there is a breach of contract by the owner, or the house becomes uninhabitable (in which case your Landlords Insurance will cover the rent for up to 12 months).
- ✓ **The OzInvest 10 Year Lease has been operating since July 1998 and has had over a 1,000 members join during this period.**

OzInvest

