

STARTER KIT



IBUY4UQLD.COM.AU



**FROM SEARCH
TO SETTLEMENT,
WE'RE
WITH
YOU**

**WELCOME TO IBUY4U—THE
SUNSHINE COAST AND
MORETON BAY SPECIALISTS**

At IBUY4U, we believe that buying a property should be an exciting and empowering experience. Whether you're a first-time homebuyer, an investor, or looking to relocate, we're here to guide you every step of the way—from search to settlement.



WHO WE ARE

OUR STORY

IBUY4U was founded by Craig Humble with one simple mission: **Helping People.**

We're all about making the property-buying process as smooth and stress-free as possible. No jargon and no pressure—just honest, genuine expert support to help you make confident decisions without worrying about overpaying or making the wrong choice.

We simplify the property buying process by guiding clients with integrity and confidence.

OUR VALUES

INTEGRITY

We're not here to sell—we're here to serve.

TRUSTWORTHY

No hidden agendas—just honest, strategic support.

SUPPORTIVE

We empower, educate, and navigate alongside our clients.

COMMITTED

Our clients deserve our absolute best, always.



MEET OUR TEAM



CRAIG HUMBLE

IBUY4U Director | Sunshine Coast

0422 765 544

Hi, I'm Craig! After moving from the Hunter Valley in 2019, the Sunshine Coast quickly became my family's forever home. My experience in the local property market and passion for helping people led me to start IBUY4U. I keep my client list small because I believe everyone deserves my absolute best and nothing less. When I'm not helping clients, you'll find me with a good coffee, motorbiking, camping, or enjoying the coast with my family.



GRAHAM BERRY

Buyer's Agent | Sunshine Coast Hinterland & Moreton Bay Region

0414 599 381

Hey! I'm Graham. My family and I moved to the southern Sunshine Coast in 2021, and we couldn't love it more! With experience in development and renovation and exposure to large-scale property management, I'm passionate about finding not just a house but a home for my clients. I love outdoor life, reading and early swims. I'm 19 years married to the love of my life and a dedicated father to my three teenage sons.

OUR SERVICES

FROM FULL SUPPORT TO STEPPING IN WHEN YOU NEED A HAND

We take care of everything—strategy, market research, property inspections, negotiation, and settlement. We're with you every step of the way, so you can relax knowing you've got a specialist who knows the local property market in your corner.

SEARCH & SECURE PACKAGE

From strategy sessions to search and settlement, we make sure the whole experience is as easy as possible. You tell us what you're looking for, and we'll do the rest—including finding on-market, pre-market and off-market opportunities, providing comprehensive property reports on each property, negotiating, building and pest inspections, liaising with vendors, pre-settlement inspections, settlement liaising, and handling all the paperwork.

INSPECT, NEGOTIATE, OR AUCTION

Have you already found the perfect property? Great! We'll handle the negotiations, inspect the property to provide you with a comprehensive property report to make sure everything's in order, attend building and pest inspections, liaise with vendors and sales agents, and get you the best deal possible—without the stress.

AUCTION REPRESENTATION

Auctions can be intense. We're here to bid on your behalf with a solid strategy to help you win—whether it's in-person Auction Day representation or over the phone. We'll also provide property reports, facilitate pre-auction meetings with the sales agent if needed, review the contract and attend the pre-settlement inspection.



DON'T JUST LISTEN TO US

We could tell you how we make the home-buying process easier, but it's *better* to hear it straight from those who've been there. Their stories say it best!

“

We highly recommend Craig if you want to relocate to the Sunshine Coast region. Craig has assisted us so much with his knowledge of the area and by matching our interests and home design preferences with a great selection of properties. Craig presented us with great ideas and options that we had not even considered before. Thank you for your help, Craig!

- WENDY ”

“

I can't thank Craig enough for his honesty, communication, and fantastic service. When purchasing property, you never know what side of the fence people sit on. **I was so confident Craig was on our side.** He did the investigating and gained knowledge that we didn't know was possible. **He always checked in, and nothing was a problem.** When we buy again, I will definitely be getting Craig again, and we have recommended him to our friends, too!

- KAREN ”

“

We're so grateful for Craig and everything he did to help us secure our first home! **His persistence and negotiation skills made all the difference;** we wouldn't have gotten the property without him. Craig's knowledge of the Sunshine Coast market is incredible. He gave us so much valuable advice and always made time to answer our questions. He truly **went above and beyond for us, and we always felt like he had our best interests at heart.**

- MADDISON ”

“

Craig was an amazing agent to use. He went **above and beyond with his communication and commitment** to finding us our new home. Craig is **incredibly knowledgeable and passionate** about the Sunny Coast made the process of buying a house absolutely stress free during a busy holiday period. Thank you so much for helping us with the process, and for all the work you put in. We truly appreciate it.

- LUCAS ”



HOW MUCH ARE WE TALKING?

INVESTMENT & FEES

We like to keep things simple and upfront—we offer a simple FLAT FEE service. No hidden surprises, just honest pricing:

ENGAGEMENT FEE: \$3,000

This kicks off our partnership and allows us to get started immediately.

SERVICE FEE (SEARCH & SECURE): \$12,000

This fee covers our support throughout the entire process. The balance of the service fee is usually payable upon the sales contract being unconditional.

TOTAL INVESTMENT: \$15,000

WHAT YOU NEED TO KNOW

- The agreement *can* last up to six months—you can press pause or take your time if needed. Extensions? No problem, let's chat.
- You can cancel at any time, *but the sign-up fee is non-refundable*.
- Through strategic negotiations, we often save you our fees—but that's not our focus! Our absolute priority is finding you the best property while saving you time, money, and stress throughout the entire process, from search to settlement.

WE BELIEVE IN GIVING BACK

For every client we help, we donate \$150 to the *Rhythm Initiative*, a local charity making a real difference. Check them out at www.rhythm.au/initiative



**FROM SEARCH
TO SETTLEMENT**

**WE'RE WITH
*YOU.***

READY TO GET STARTED?

We'd love to chat! Reach out today, and let's start turning your property dreams into reality.

PHONE

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