

## **DISCLAIMER & NOTICE**

### **UNDERTAKING TO GRA FROM STUDENTS OF PROPERTY SCHOOL**

I/We the persons signing below acknowledge as follows:

1. The material presented by Gilligan Rowe & Associates LP("GRA") and/or any Guest Speakers at GRA Property School are of a generalised nature and at no time are GRA or its Guest Speakers providing me/us with an Investment Planning Service as defined by S11 of the Financial Advisers Act.
2. GRA are a Chartered Accounting Firm specialising in property investment and property portfolio planning. GRA do not offer financial planning advice in relation to regulated financial products, including specific advice over retirement plans, KiwiSaver, share investing, or specific banking products.
3. I/We understand that GRA are property advisers, and in the course of the Property School event they will discuss generic concepts that canvass at a high level retirement planning concepts and finance concepts, but GRA do so on the basis that I/we will seek appropriately qualified professionals for specific advice in regard to such regulated financial products. I/we acknowledge that GRA do not provide such advice over such products.
4. I/We further understand that the general concepts taught at GRA Property School are not a substitute for specific investment advice and/or a considered opinion as to the planning of my/our individual affairs. I/we acknowledge that GRA clients are advised to take specific advice from an appropriately qualified professional in relation to all matters discussed during the course, including regulated and non-regulated financial products, including taxation and legal matters. GRA also draw to attention that law changes can affect the relevance of the material over time, and GRA disclose that it is under no obligation to inform you of law changes moving forwards past the completion of the Property School course.

#### **Wealth Suite Wealth Forecaster Tool / Financial Calculator**

5. Part of the course looks at a financial GAP analysis and identifying the need to save for retirement as a general concept with generic examples. GRA will discuss at a high level how to perform a GAP analysis and provide their clients with a financial calculator (Wealth Suite Wealth Tracker) to input their own assumptions and scenarios into. In this regard:
  - a. GRA do not provide advice over the suggested rates of returns for such analysis or specific advice in relation to regulated financial products modelled within the tool, other than in relation to Property Portfolio Planning,
  - b. For specific advice on regulated financial products in the tool, GRA recommend you see an Authorised Financial Adviser (AFA) as a complement to our Property Planning services and use the tool as a financial calculator only, under supervision of such AFA.
  - c. In summary, while GRA discuss the generic concepts of a GAP analysis and provide a financial calculator for a client to 'self-drive', this is not intended to be specific advice from GRA and clients are advised to see an Authorised Financial Adviser over their general retirement planning and share portfolio planning, and/or a Registered Financial Advisor in relation to Insurance and Finance Products. GRA note that their generic discussion surrounding regulated financial products is done pursuant to the exemptions set out under S13 of the Financial Advisers Act for Chartered Accountants.

#### **Tax Advice**

6. GRA further note that where information is provided to you regarding taxation matters or in relation to the use of taxation and legal structures, that despite being provided with generalised information during the course, GRA hereby give you notice that such structures should be checked on an individual basis to ascertain if the specific structures are appropriate for specific circumstances. Further GRA hereby note it is your responsibility to have your taxation and legal structures reviewed on a regular basis, as it is not the responsibility of GRA to warn you or advise you of any changes (and their impact on my/our affairs) should you procure advice from GRA and the rules subsequently change.
7. GRA note that they are not a law firm, despite employing lawyers. GRA can refer you to law firms if you require conveyancing assistance or legal advice and you do not have a Legal Adviser.

#### **General**

8. I/We understand that guest speakers will be presenting at GRA Property School and such speakers will be given my/our names, addresses and other contact details who may use same to contact me/us with respect to products and services they offer.
9. I/We hereby understand that the tools, processes, strategies, materials and information presented in Property School 101 are confidential, and proprietary to GRA. I/we agree not to record, duplicate,

distribute, teach or train from the Property School 101 materials in any manner whatsoever without the express written permission of GRA.

I/We acknowledge reading and understanding the above statements:

Current Date:    /    /

Course Commencement Date:    /    /

Partner 1 – Your full name:

Signature .....X .....

Partner 2 – Your full name:

Signature .....X .....