

econtract

The easy way to access Contracts for the Sale of Land

ECOS 2016 User Guide

Updated May 2016



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Introduction to ECOS

The ECOS website provides the customer with access to eContracts for the available editions of the Contract for Sale and Purchase of Land.

The new system has been designed to simplify the process for purchasing eContracts by introducing a Quick eContract option for unregistered customers paying by credit card as well as supporting the Registration of a more frequent ECOS customer with additional features including pre-payment account options and 'save now, purchase later' capability.

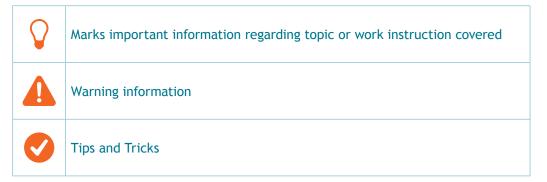
The copyright for all editions is vested jointly with The Law Society of NSW and the Real Estate Institute of NSW. Full copyright guidelines can be found on The Law Society of NSW's website.

1.1 Browser Support

The ECOS site is optimised for viewing in Internet Explorer 9+ and Google Chrome 33+.

Other browsers i.e. Mozilla Firefox, Safari, etc. are also supported but may present some site rendering issues.

1.2 Document Helper Icons



1.3 Help and Support



All screens in ECOS have icons that will provide guidance to the customer including Frequently Asked Questions, About ECOS and eContract, and a Contact form for emailing to our Support area.

Please use the CONTACT US form to request assistance from the ECOS Support team.

To create and purchase an eContract, you will need to connect to the ECOS website.

2.1 Via the Law Society of NSW Website

Select the eContract link from The Law Society of NSW's homepage at <u>lawsociety.com.au</u>



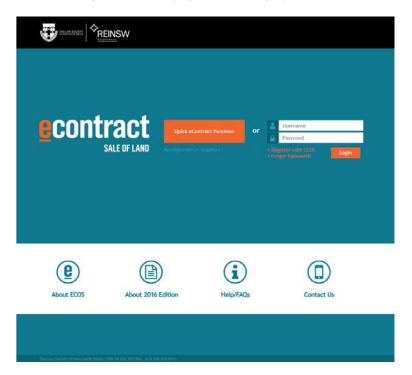
Select the

eContract link

2.2 Access ECOS Directly via the ECOS Website URL

Or alternatively you can access ECOS directly by entering the following URL into your browser <u>ecosnsw.lawsociety.com.au</u>

The following ECOS Home page will be displayed.



Purchasing Quick eContracts

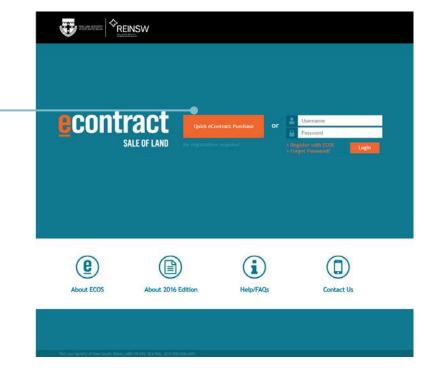
There are two methods available for purchasing eContracts; **Quick eContract** or as a **Registered Customer**.

3.1 Quick eContract

As the name suggests, Quick eContract affords the customer the ability to rapidly purchase a contract for a single dwelling either Suburban or Rural. There is no need to register or sign in.

To access and purchase a Quick eContract

1) Select the 'Quick eContract Purchase' option from the ECOS Main page

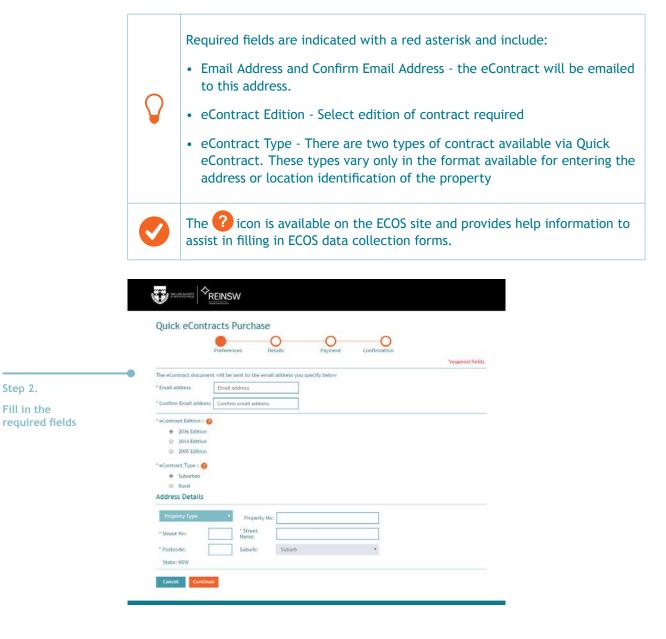


The Quick eContract Preferences page is presented to allow the customer to select the options required to produce the appropriate eContract.

Step 1.

Select the Quick eContract Purhase link

2) Fill in the required fields:



Step 2.

Fill in the

3) Select the 'Type of eContract' and enter the property address

Suburban: Suburban eContract type allows entry of standard types of property and land that are generally situated in urban and metropolitan areas. Suburban eContract types are houses, units, apartments, lots, or flats. For houses and townhouses, the Property Type does not have to be selected.

	Quick eContra	• (oils Payment	Confirmation	'required fields
	Contract of Rest of States and States a		address you specify below		
	* Email address * Confirm Email address	Email address Confirm email address			
	* eContract Edition : 2016 Edition 2014 Edition 2014 Edition 2005 Edition				
	*eContract Type : <table-cell></table-cell>				
Step 3a.	© Rural				
Suburban	Address Details				
eContract Type Address input fields	Property Type Property Type Lot Flat Apertment State: NSW	Property Na: * Street Narve: Suburb:	Suburb		

Rural: Rural eContract type allows the entry of non-standard property and land descriptions that are usually associated with rural properties. This includes property names and descriptions.

	Quick eContracts	0	Payment Confirmation	*required fields
		sent to the email address you spe	cify below	
	* Confirm Email address Confir			
	eContract Edition : 2016 Edition 2014 Edition			
	 2005 Edition * eContract Type : 00 			
tep 3b.	Suburban Rural Address Details			
tural Contract	 Street No: OR Property Description 	Street Number e.g. Snowball Creek	Street Name: Street Name	0
ype Address nput fields	* Postcode:	Suburb: Suburb	٠	

Once the details are entered:

4) Select 'Continue' proceed to the confirmation summary page.

	Quick	eContracts Purchas	se	0	0	
		Preferences	Details I	Payment	Confirmation	required fields
	The eContr	ract document will be sent to the s	email address you specify	below		
	* Email add	Iresa Email address				
	* Confirm E	Email address Confirm email addre	DIT.			
	* eContract	t Edition : 👩				
		016 Edition				
		014 Edition 005 Edition				
	* eContract					
		uburban				
	(9) R					
	Address	Details				
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	OR Pro	operty Description e.g. Snow	sball Crock			0
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	* Postcod State: N		Suburb		•	
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Step 4. Select Continue So proceed	State: R Conser 5) Check	That all the de	etails ente	ered are		
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elect ontinue o proceed tep 5. onfirm Il details ntered are	State: N Curicot 5) Check Quick Please con Enval Addr eContract You are pu + Example : eContract	SW Continue that all the de that all the de that all the de Contract Purchase Contract Purchase Contr	etails ente e Dutails I I below are correct.	0	e correct.	

Step 6. Fill in with valid credit card details

PLEASE NOTE: Ensure that the property address details entered are correct as this will be watermarked on the generated eContract documents.
After checking the details, the options available are:
• CANCEL the purchase which will return the system to the Introduction page
• BACK to return to the Preferences page to alter any of the details regarding the eContract
• CONTINUE to the payment page for credit card detail entry. Quick eContract only allows payment by credit card.

6) Fill in with valid credit card details to process the payment.

Quick eContr	act Purch	ase - Payı	ment				
	Preferences	Details	-	Payment	Confirmatio	'n	
							* required fields
 Please provide your cre	dit card details b	elow					
* Credit Card Type:	🖲 Visa 🛈 Maste	ercard Amex					
" Name on Card:							
* Credit Card Number:							
* Expiration Date:	10/16						
	10/10						
* CVN/CVC:			0				

Credit card details are not retained by ECOS but used only to process the payment via a secured payment gateway.

Upon authorisation of the purchase, the Quick eContract confirmation screen is displayed.

7) Payment for the eContract is confirmed and details of how to access the eContract documents are provided

The eContract is emailed as two documents:

• The Front Pages are produced in Microsoft Word (DOC) format allowing the customer to edit the standard details of the purchase within the allowances of the copyright.

• The Clauses are produced in Portable Document Format (PDF) and watermarked with the details of the Address Location entered in the Preferences screen.

From the Confirmation page, the customer can also download both documents should there be a delay in receiving the email.



PLEASE NOTE: Once you leave the Confirmation screen, the Download option is no longer available. Customers are advised to check their email account prior to leaving the Confirmation screen.

Preferences Details Payment Confirmation
you for your purchase. Your Quick eContract transaction has been processed successfully.
If eContract is being generated and will be emailed to: mail.com
ante that the delivery of the eContract to your inbox can takeup to 2 minutes depending on the speed of your internet connection
Contract is not received within 15 minutes, please use the download link below. Should you encounter any difficulties, please use m below to contact ECOS Support.
ict Front Pages

Step 7. Quick eContract Payment Confirmation

Registered Users

By registering with ECOS, the customer has access to a number of additional support functions including

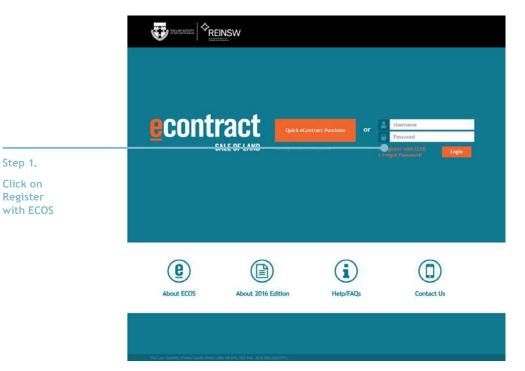
- a history of all purchases by the customer for the past 12 months
- additional contract types are available allowing multiple types of contracts to be produced
- pre-paid account credits and top ups
- · discounts for registered non-members and members of The Law Society of NSW
- eContract 'save and return' support for contracts to allow the customer to complete and purchase the contract at a later date



ECOS Registration is free.

4.1 Registration Process

1) Click on the 'Register With ECOS' link on the ECOS Login page.



4

Required Registration Fields	Description
Solicitor Number/LSID	For those members of The Law Society of NSW, their Law Society Identification (LSID) will be verified against the Regulatory database and a discounted eContract purchase rate will be applied. Customers without a LSID can register using 0 as the identifier.
User Name	User Name can be determined by the customer and any combination of letters and numbers is allowed. We would recommend that a user name that is easily remembered be recorded. If a User Name has been taken, ECOS will produce a message asking the Customer to select a different name.
Email Address	This is the email address where eContracts will be sent. Email address is also used to reset passwords and to advise the customer when account balances have reached a low threshold. Only one Registration per email address can be recorded.
First Name and Last Name	For customers with Law Society Identification numbers (LSID), the First Name and Last Name will be verified against the Regulatory database and a discounted eContract purchase rate will be applied.
Password and Confirm Password	Password must be at least 8 characters and no more than 12 characters and contain a mixture of letters and numbers.
Verification Code	A verification code is used to ensure registrations are performed by an actual person. The verification code must match the codes displayed in the image, which could be changed by hitting refresh for cases when the code is not legible.

2) Fill in the required registration fields which are indicated with a red asterisk

	ECOS Registratio	on		"required field
Step 2.	Solicitor Rumber/LSID:	0	0	
Fill in the required registration ields			Đ	
	Phone: • Enter Verification Code: Concel Register	p3dg2	Refresh	
	e About ECOS	About 2016 Edition	(i) Help/FAQs	Contact Us

3) Successful Registration page is displayed and a confirmation email will be sent by ECOS with all registered customer details.





ECOS 'My Home' Dashboard

The information on the My Home page includes:

- Contract ID which is a sequential number allocated by ECOS
- Date eContract was created

- · Address and Suburb that has been watermarked on the eContract
- Reference ID which is a free-format field that can be used by the customer. As an example, a matter number or surname of the seller could be entered in Reference ID.
- A history of all purchases by the customer for the past 12 months

The 'My Home' page provides access to:

- the history of all purchases by the customer for the past 30 days with access to search for eContracts created or purchased from the past 12 months.
- pre-paid account balance details

	🐨 maran		SW .				
	MY HOME P	URCHASE CONTA	ст			MY ACCOUNT	LOGOUT
	Search Reference ID		Postcode	From	m		
	Status	•	Suburb •	То	Your pres		Reset
ustomer	Contract ID	Date Created	Address	Suburb	Reference ID	Status	Actions
repaid	71272	17/05/2016	BIG WEIR NEXT TO COW OBERON NSW	OBERON	FRONT	Purchased	08
alance	71269	17/05/2016	74 WALLALONG CRESCENT WEST PYMB.	WEST PYMBLE		Purchaued	Ð
	71268	17/05/2016	5 MARTIN ROAD NAREMBURN NSW 2065	NAREMBURN		Purchased	00
	71267	17/05/2016	4A TALUS AVENUE	MOUNT VIEW	COTP-Sextons	Purchased	08
	71271	17/05/2016	9-15 LANGLEY PARADE	CHELTENHAM		Purchased	
		17/05/2016	21-23 BRISBANE AVENUE	FIGTREE	MULTI 31/FIGTREE	Purchased	
	71252	17/05/2016	2 Mason Road DACEYVELE NSW 2032	DACEYVILLE	B/999-02	Purchased	00



5.1 Search Form

Search criteria can be entered by the customer to limit the results returned in the My Home list. Criteria such as from and to dates, postcodes, Reference ID, and a combination of these can be entered to filter the results the customer would like to see.



5.2 eContracts Listing Status and Actions Column

The STATUS column will indicate if the eContract has been PURCHASED or is IN PROGRESS.

Status	Action Icon	Description
Purchased eContracts can be download	W	This icon is for the front pages of the eContract which are in Rich Text Format and can be edited by the customer
by clicking on the icons in the ACTIONS column	PDF	This icon is for the clauses of the eContract which are in PDF format and watermarked with the address and suburb of the property being purchased.
In Progress indicates that a customer has)Ĕ	By selecting this icon, the customer will be taken to the Payment page
commenced entering the details of the property but has saved these details and not		By selecting this icon, the customer will be taken to the Preferences page to allow details for the eContract to be edited and modified
continued to the payment page.	Ŵ	By selecting this icon, the eContract will be deleted.

eContract

group

5.3 ECOS Site Navigation Bar

3	REINSW	
MY HOME PUR	CHASE CONTACT	
Ű	2 3	4 5
Number	Navigation	Description
1	My Home	This takes the customer back to 'My Home' page.
2	Purchase	This takes the customer through the eContract Purchase screens; this is covered in section 6.
3	Contact	This takes the customer to a Contact data collection form to submit feedback or questions to be directed to ECOS Support.
4	My Account	This takes the customer to the ECOS 'My Account' services; this is covered in Section 7.
5	Logout	This link will take the customer back to the ECOS login page and log the current user out of the ECOS system.

5.4 Multiple Contracts

Where a customer has multiple contracts either Purchased or In Progress, an expansion icon is displayed in the CONTRACT ID column.

		Contract ID	Date Created	Address	Suburb	Reference ID	Status	Actions
		í.	27/10/2014	8A Marshall Street	WILTON	Redwick Partners	Purchased	
Expansion		28975	27/10/2014	6 Harriden Road HINCHINBROOK NSW	HINCHINBROOK	Burns RE	Purchased	
icon to maximise	1	28974	27/10/2014	30 Donnelly Road NAREMBURN NSW 2	NAREMBURN	677/99	Purchased	۲
or minimise			27/10/2014	5-9 Kate Street	GODGONG	Googong Heights	In Progress	R/1
multiple	-							

The + sign indicates that there are multiple eContracts that have been created by the customer. Clicking on the + icon will expand the details. Clicking on the - icon will minimise the details and again display the summary line on the eContract listing.

	Contract ID	Date Created	Address	Suburb	Reference ID	Status	Actions
		27/10/2014	8A Marshall Street	WILTON	Redwick Partners	Purchased	
Expanded	28976	27/10/2014	Lot 1 / 8A Marshall Street WILTON NS	WILTON	Redwick Partners	Purchased	00
ultiple	28977	27/10/2014	Lot 2 / BA Marshall Street WILTON NS	WILTON	Redwick Partners	Purchased	88
Contract	28978	27/10/2014	Lot 3 / BA Marshall Street WILTON NS	WILTON	Redwick Partners	Purchased	•
oup	28979	27/10/2014	Lot 4 / 8A Marshall Street WILTON NS	WILTON	Redwick Partners	Purchased	
	28980	27/10/2014	Lot 5 / 8A Marshall Street WILTON NS	WILTON	Redwick Partners	Purchased	
	28981	27/10/2014	Lot 6 / 8A Marshall Street WILTON NS.	WILTON	Redwick Partners	Purchased	
	28982	27/10/2014	Lot 7 / 8A Marshall Street WILTON NS	WILTON	Redwick Partners	Purchased	BB

Purchasing eContracts for Registered Users

From the My Home page, the customer can select to Purchase an eContract by selecting PURCHASE from the ECOS site navigation. ECOS will take the customer to the eContract Purchase page to allow entry of preferences.

The Preferences page for registered customers is similar to the Quick eContract page with additional options:

- The customer has the option to produce the front pages of the eContract by ticking the check box.
- A Reference ID can be recorded as well to assist the customer in flagging identifying information regarding the eContract e.g. Vendor Name, Matter ID, etc.

6.1 eContract Preferences

1) Select 'Purchase' from the navigation

- 2) Select the eContract Edition
- 3) Check the option to have ECOS provide the eContract Front Pages
- 4) Provide optional 'Reference ID' information e.g. Vendor Name, Matter ID, etc.

	MY HOM PURCHASE CONTACT	MY ACCOUNT LOGOUT
Step 1.	eContract Purchase	
Select Purchase	Preferences Dutails Payment Confirmation	
	eContract edition: 8	* required fields
Step 2.	2016 Edition 2014 edition	
Select eContract edition	2005 edition Contract front pages Include eContract front pages	
	Deference ID: Reference ID 0	
Step 3.	* eContract Type: 😝	
Check to request eContract Front Pages	Rural Multiple properties to 1 contract Multiple contracts for multiple properties (max 20 properties) Multiple contracts for OR The Plan Development	
	Address Details	
	Property Type Property No: Property Number	
Step 4.	* Street No: Street Street Name	
Provide optional 'Reference ID'	* Portrade: Suburb: Suburb * State: NSW	
	Cancet Continue	

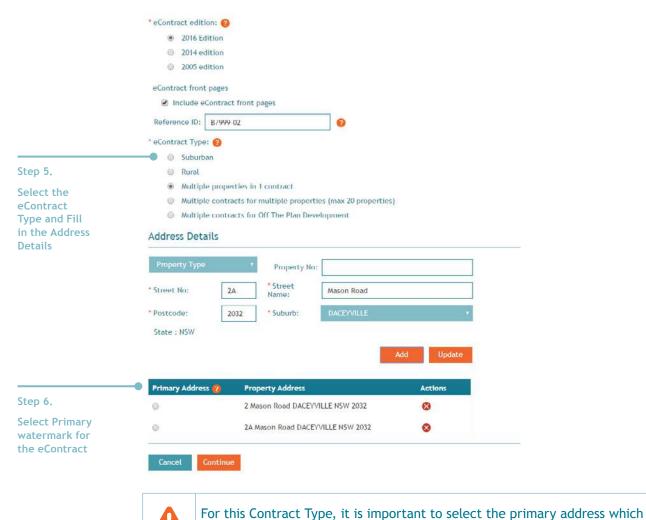
6.1.1 Additional eContract Types for Registered Users

There are three supplementary eContract Types available to registered customers

- Multiple properties in one contract
- Multiple properties on multiple contracts
- Off the plan contracts for large purchases
- 5) Select the eContract Type and Fill in the Property Address Details

Multiple Properties in one contract is a variation of the Suburban eContract type and allows a number of separate properties to be listed in one contract. This function covers such things as strata title properties with separate garages. For each property listed in one eContract, the customer must select the primary address which will be used as the watermark on the clauses.

will be used by ECOS to watermark the eContract document.



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Multiple Contracts for Multiple Properties is a variation of the Suburban Contract type and allows a number of separate properties to be listed on multiple contracts. This function supports a quicker method of producing a number of properties at the same address without entering the information as single purchase contracts. Multiple Contracts for Multiple Properties will usually cover a series of apartments, townhouses or units at the same street address.

One eContract is produced for each individual property. Up to 20 individual properties at the one street address can be created by this function and can be separated by commas.

For example, if the properties for sale are unit 7, unit 11 and unit 18 at 23 Smith Street in Smithfield, the customer can enter 7, 11, 18 in the Address Range field for 23 Smith Street Smithfield and 3 contracts will be created; one for Unit 7, one for Unit 11 and one for Unit 18.

	eContract front pag		2005			
	Reference ID: M	ILTI 31/FIGTR	EE 😣			
	* eContract Type: 🌀					
	Suburban					
Step 5.	Rural					
	Multiple properties in 1 contract					
Select the	 Multiple co 	ntracts for m	ultiple properties (max	20 properties)		
eContract	Multiple co	ntracts for Of	ff The Plan Development	t		
Type and Fill	Address Details					
in the Address						
Details	Plat		* Address Range:	31-41,55,56	0	
	* Street No:	21-23	* Street Name:	BRISBANE AVENUE		
	* Postcode	2525	* Suburb:	INGTREE		
	State: NSW					
	Cancel Cont	inue				
	Cancel Cont	inue				

Multiple Contracts for Off The Plan Development is a variation of Multiple Contracts for Multiple Properties and allows a contiguous range to be entered.

For example, apartments 1 - 100 is entered '1-100' in the Address Range field. The cost of purchasing Multiple Contracts is calculated based on the range entered, however only one physical contract will be produced which can be used by the purchaser within the copyright limitations. The watermark will correspond to the range entered in the Address Range field. Should individual contracts be required, please use the MULTIPLE CONTRACTS FOR MULTIPLE PROPERTIES option.

	* eContract Type: Suburban Suburban Rural Multiple properties in 1 contract Multiple contracts for multiple properties (max 20 properties) Multiple contracts for Off The Plan Development Address Details					
Select the eContract Type and Fill in the Address Details	* Lot * Street No: * Postcode: State: NSW Cancel Contai	Address Range: S9 Street Name: 2620 Suburb:	20-210 Kate Street GDOORNG			

6.2 Payment Processing for Registered Customers

Registered customers have the ability to either pay by credit card for one-off purchases or to pre-pay an amount for future use. Please see section detailing the available 'My Account' options.

If there are prepaid amounts attached to the customer's registered account, any purchases will be allocated against this total. If there isn't enough credit in the pre-paid account, the customer will be presented with the credit card payment screen.

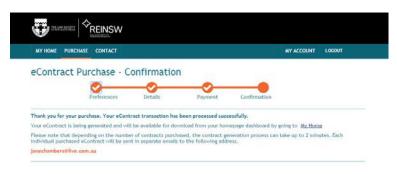
Alternatively, customers can save the contracts for a later purchase right after topping-up their pre-paid balance via the My Account tab > Setup Payment options (explained in the succeeding section) to allow usage of existing balance as form of payment.

MY HOME PURCHASE CONTACT		MY	ACCOUNT LOGOUT
eContract Purchase - Payment			
00	_	0	
Preferences Details	Payment	Confirmation	
			* required fields
Prepaid Contracts Credit			
Prepaid Credit: 5792.00			
eContract Cost: \$104.00			
New Prepaid Contract Balance: \$688.00			
■ Lagree to the Terms and Conditions of eContract Sale			



6.3 eContract Purchase Confirmation Screen

Once the payment is processed, the below confirmation page is displayed.



Once the eContract purchase is complete, the customer should receive an email containing their eContract.

Please note that this process may take up to 2 minutes depending on internet connection speed.

My Account

In the MY ACCOUNT area, registered customers can:

- Change customer details
- Top up the pre-paid amounts
- Set the threshold to receive alerts when the pre-paid amount falls below a pre-determined dollar amount



- Changes to passwords and email addresses are edited and saved from the Update User Details area.
- UPDATE PREFERENCES and SETUP PAYMENT OPTIONS relate to pre-paid accounts for registered customers.

7.1 Update User Details

		INSW			
	MY HOME PURCHASE CO	DITACT		MY ACCOUNT	LOCOUT
	My Account				frequired fields
	Update User Details				
Update User	Update your account details				
Details	* Solicitor Number/LSID: 0		•		
	* First Name:	John			
	Middle Name:				
	* Last Names	Smith			
	Company:	Power Conveyancing			
	* Email Address:	ecosisnsw@gmail.com			
	Phone:				
	Username:	michaef,kovac			
	Update your account passwo				
	* Password:		•		
	* Confirm Password:				
	Cancel	Upda	te		
Update Prepaid	Update Preferences Setup Payment Options				ž
Threshold Preferences	econtract About ECOS	eContract 2014 Edition	(i) Help/FAQs		
Prepaid					

Payment Option Any amount can be allocated to a prepaid account by following the steps below:

1) Enter the number of contracts to prepay and click on 'Calculate Cost'

2) Confirm Total Amount calculated for prepayment

3) Enter valid credit card details and click on 'Submit' to Process and finalise prepayment using the standard secured NAB Transact gateway.

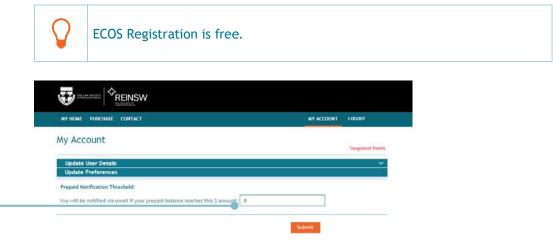
	My Account			'required fields
	Update User Details			~
	Update Preferences			~
	Setup Payment Options			
	• Number of Contracts to Prepay:	100	•	
Step 1.		Calculate C	ost	
Enter the number	Total Amout to Prepay: \$800	.00		
of contracts to	* Credit Card Type:	Visa O MasterCard O AMEX		
prepay and click on Calculate Cost	* Name on Card:	Amanda Richardson		
	* Credit Card Number:	44441333322221111		
	* Expiration Date:	01/17	0	
Step 2.	CVN/CVC:	123	0	
	Note: All prices are in Austr	alian dollars.		
Confirm Total				
Amount to be	Submit and Process Paymer	d.		
charged				

Step 3.

Enter valid credit card details and Submit

7.3 Update Preferences - Prepaid Threshold Setting

Based on the \$ dollar amount indicated in the Prepaid Notification Threshold, the customer will be notified by email when prepaid balance falls below this threshold value after each successful purchase.



To disable the prepaid threshold notification, reset the value to 0.

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