

STRJesse

MENTORSHIP AGREEMENT

This Mentorship Agreement (“Agreement”) is entered into between STRJesse (“Mentor,” “we,” or “us”), and the individual signing below (“Mentee,” “you”). This Agreement applies to and governs your participation in either program offered by STRJesse:

- The 90-Minute Strategy Call (a single one-off session), or
- The 6-Week Mentorship Program (an ongoing, multi-session engagement)

Please indicate which program this Agreement covers and complete the details below before signing.

☐ 90-Minute Strategy Call	☐ 6-Week Mentorship Program
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1. Program Description

90-Minute Strategy Call: a single, standalone coaching session of approximately ninety (90) minutes, delivered by video call, focused on the topics and goals identified by the Mentee in advance or at the start of the call. The session is accompanied by supporting resources described at the time of booking, which may include a recording and summary of the session, a property-analysis SOP, a cold-calling script, and an email outreach template. This is a one-time engagement with no ongoing obligation on either party beyond the scheduled session.

6-Week Mentorship Program: an ongoing mentorship engagement lasting six (6) weeks from the date of the first session, consisting of scheduled coaching sessions, and may include email or messaging support between sessions, resources, and accountability check-ins as agreed between Mentor and Mentee at the start of the program. Before or at the start of the program, Mentor will issue a written booking confirmation (e.g., by email) fixing the number and length of sessions, any messaging support and response window, and the materials to be provided; that confirmation is incorporated into this Agreement by reference. For clarity, the program does not include, and Mentee should not expect, property sourcing, lease review, or legal, tax, or financial advice, or Mentor's approval of any specific rental-arbitrage arrangement.

2. Nature of Services: Not Professional Advice

Both programs are provided for general educational and informational purposes only. They are not financial, investment, legal, tax, accounting, or other professional advice, and do not take into account Mentee's particular objectives, financial situation, or needs. Mentor is not a licensed attorney, financial advisor, accountant, therapist, or medical professional. Mentee should obtain independent professional advice before making any decision or taking any action in reliance on anything discussed during either program.

For clarity, Mentor does not review, approve, or guarantee the legal, financial, regulatory, or commercial suitability of any proposed property, lease, subletting arrangement, short-term-rental operation, or booking-platform activity. Before acting, Mentee is responsible for obtaining any required written landlord or agent consent, and for obtaining their own legal, financial, tax, and other professional advice.

3. No Guarantee of Results

Rental arbitrage and short-term rental outcomes depend on many factors outside Mentor's control, including Mentee's market, execution, lease terms, applicable regulations, and platform conditions. Mentor makes no representation or guarantee as to any specific income, occupancy, profit, career outcome, or other result from

participating in either program. Any figures, examples, or estimates shared during a session are illustrative only.

4. Fees and Payment

90-Minute Strategy Call: the fee is AUD \$649, inclusive of GST. 6-Week Mentorship Program: the fee is as quoted to the Mentee at the time of enrollment, inclusive of GST. Payment is processed securely by Stripe and is required to confirm the booking (or, for the 6-Week Mentorship Program, according to any installment schedule separately agreed in writing). The Mentee's spot is reserved once payment is completed, which confirms the Mentee's acceptance of this Agreement.

5. Rescheduling and Cancellation

Mentee may reschedule a session up to twenty-four (24) hours before its scheduled start time, at no cost, by emailing info@strjesse.com.au. Requests made within 24 hours of a session may not be able to be accommodated and may be treated as a no-show at Mentor's discretion. Mentor reserves the right to reschedule sessions when necessary and will provide reasonable notice and alternative times.

6. Refund Policy

Where Mentee cancels, does not attend, or withdraws for change of mind, fees are non-refundable, and become non-refundable for a given program once its first session has taken place, subject to Mentee's rights under the Australian Consumer Law described below.

Where Mentor cancels the 6-Week Mentorship Program early, or is otherwise unable to provide a material part of it, Mentor will offer Mentee, at Mentor's option, replacement sessions covering the outstanding content or a refund proportionate to the sessions not delivered.

Nothing in this Agreement excludes, restricts, or modifies any right or remedy Mentee may have under the Australian Consumer Law, including any consumer guarantee. Where the Australian Consumer Law applies and cannot be excluded, Mentor's liability for a failure to comply with a consumer guarantee is limited (at Mentor's option) to re-supplying the affected service or paying the cost of having it re-supplied.

7. Recording and Confidentiality

Sessions may be recorded so that a recording can be provided to the Mentee. Both parties agree to keep confidential any personal, business, or proprietary information shared during sessions, and to use it only to deliver and improve the service, and not disclose it to third parties without consent, except where disclosure is required by law or necessary to prevent harm to any person. Section 13 (Privacy) below sets out in full how Mentor handles Mentee's personal information.

8. Mentee Responsibilities

- Attend scheduled sessions on time and prepared, and engage honestly and openly with the process.
- Take sole responsibility for their own business, financial, and operational decisions.
- Comply with all laws and obligations that apply to them, including lease and sub-let terms, body-corporate or owners-corporation rules, local short-term-rental regulations, tax obligations, and the terms of any booking platform they use.

9. Indemnity

To the maximum extent permitted by law, Mentee agrees to indemnify and hold harmless STRJesse and its representatives, from and against any third-party claims, liabilities, losses, damages, costs, and expenses (including reasonable legal costs) arising out of or in connection with: (a) Mentee's breach of this Agreement; (b) Mentee's unlawful conduct, including breach of any lease agreement, sub-letting restriction, owners-corporation rule, short-term-rental regulation, or online-platform terms; or (c) Mentee's misuse of any materials or resources provided by Mentor. This indemnity does not apply to the extent a claim, liability, or loss is caused or contributed to by Mentor's breach of this Agreement, misleading or unlawful conduct, fraud, or negligence, or is a liability that cannot lawfully be excluded under the Australian Consumer Law, and it survives completion of the program.

10. Limitation of Liability

To the maximum extent permitted by law, and subject to Section 6 (Refund Policy), Mentor's total aggregate liability to Mentee arising out of or in connection with either program (whether in contract, tort (including negligence), under statute, or otherwise) is limited to the amount of the fees Mentee paid for the applicable program. Mentor is not liable for any indirect, incidental, special, or consequential loss, or for any loss of profit, revenue, opportunity, or data. This limitation does not apply to the extent it would exclude or restrict any right, remedy, or consumer guarantee that cannot lawfully be excluded or limited, including under the Australian Consumer Law.

11. Intellectual Property

Any materials, frameworks, templates, or resources provided by Mentor remain the intellectual property of STRJesse and are licensed to Mentee for personal, non-commercial use only. Mentee must not copy, share, resell, publish, or redistribute them without Mentor's written permission.

12. Term and Termination

This Agreement is effective from the date of signing through completion of the selected program. Either party may terminate the 6-Week Mentorship Program early with written notice. Where Mentee terminates, Section 6 (Refund Policy) governs and fees already paid remain non-refundable subject to Mentee's Australian Consumer Law rights. Where Mentor terminates, or is otherwise unable to provide a material part of the program, Mentor will offer replacement sessions or a proportionate refund as described in Section 6.

13. Privacy

This section explains how STRJesse handles Mentee's personal information in accordance with the Privacy Act 1988 (Cth) and the Australian Privacy Principles (APPs), and forms part of this Agreement.

14.1 Information we collect. We only collect information reasonably necessary to provide the mentoring service, which may include: identity and contact details (name and email address); booking details (chosen session date and time, and responses provided in any pre-session questionnaire, such as market, budget, and goals); payment information (payments are processed by Stripe; we receive confirmation that a payment succeeded but do not collect or store full card details); and session materials (a recording and/or summary of the session, and any information shared during it).

14.2 How we collect it. We collect information directly from the Mentee when they book a session, complete a questionnaire, email us, or attend a session. Where practicable, the Mentee may deal with us anonymously, though we generally need a name and email address to deliver the service.

14.3 Why we use it. We use this information to schedule, confirm, and deliver sessions; to send calendar invites, confirmations, meeting links, and included resources; to tailor sessions to the Mentee's situation; to respond to enquiries and manage our relationship with the Mentee; and to meet our legal, tax, and record-keeping obligations.

14.4 Who we share it with. We do not sell personal information. We share it only with service providers who help us operate, including Stripe (payment processing), Google (Google Calendar and Google Meet for scheduling and video calls, and Gmail for confirmations), Google Forms (pre-session questionnaires), and Vercel (website hosting).

14.5 Overseas disclosure. Some of these providers store or process data outside Australia (for example, in the United States). By using the service, Mentee consents to their information being handled by these providers under those providers' own privacy terms.

14.6 Security and retention. We take reasonable steps to protect information from misuse, loss, and unauthorised access. We keep information only for as long as needed to provide the service and to meet our legal obligations, after which we take reasonable steps to delete or de-identify it.

14.7 Access, correction, and complaints. The Mentee may request access to, or correction of, the personal information we hold about them by emailing info@strjesse.com.au. If the Mentee has a complaint about how we handle their information, they should contact us first; if it is not resolved, they may contact the Office of the Australian Information Commissioner (OAIC) at oaic.gov.au.

14.8 Cookies and analytics. Our website does not currently set tracking or advertising cookies. If this changes, this section will be updated.

14. Governing Law

This Agreement is governed by the laws of the State of Victoria, Australia, and Mentee submits to the non-exclusive jurisdiction of the courts of that State.

15. Changes to this Agreement

Mentor may update this Agreement from time to time. The version in force at the time Mentee books or enrolls applies to that booking or enrollment.

16. Contact

STRJesse, info@strjesse.com.au.

17. Acknowledgment

This Agreement is the entire agreement between Mentor and Mentee regarding the selected program, and replaces any separate terms and conditions or privacy policy previously provided in connection with it. By signing below, the Mentee confirms they have read, understood, and agree to the terms of this Agreement for the program selected above.

Mentee

Signature

Printed Name

Date

Email Address

Mentor: STRJesse

Signature

Date