

WHAT TO EXPECT WHEN YOU'RE BUYING A PROPERTY



GET EXCITED

Start looking



FALL IN LOVE

Make an offer



GET YOUR DUCKS IN A ROW

Offer accepted



EXCHANGE OF CONTRACTS

The point of no return



PRE-SETTLEMENT

Leave it with us



SETTLEMENT DAY

It's yours



POST-SETTLEMENT

The first day of the rest of your life

- Make a budget
- Get finance pre-approval
- Allow for stamp duty

> **Are you eligible for ACT stamp duty concessions?**
Go to: revenue.act.gov.au

> **Are you eligible for a NSW First Home Owner Grant**
Go to: revenue.nsw.gov.au

- Request a Contract from the Agent
- Send us the Contract for review and advice
- Renovator's dream? Inspect the property with a Builder.

- Seek valuation and unconditional finance approval with your Bank or broker

Come and see us to:

- Discuss the deal
- Sign the Contract
- Verify your ID
- Sign a Client Authorisation Form
- Pay the Deposit to the Agent or Seller's solicitor

It's official!

- > You have committed to the Contract until the end, which is called "completion" or "settlement".
- Arrange building insurance (unless you've bought a unit)

- Sign your loan documents.

We then organise your Bank to settle.

- Arrange pre-settlement inspections with the agent
- Arrange a removalist (or some willing friends!)

Congratulations!

- Collect the keys to your new home!
- > All the Seller's outstanding rates, land tax and other charges are paid on settlement

- Connect electricity and gas accounts in your name
- Arrange contents insurance
- Pay Stamp Duty when your Notice of Assessment arrives
- Plan a housewarming party!
- > Rates, land tax and water transfer to you automatically.

! We strongly recommend you get finance pre-approval **before making an offer**. It will take around 2-4 weeks for pre-approval to be issued after your initial appointment with your broker. Pre-approvals are valid for **3 months**. Your mortgage broker can project manage the entire finance approval process for you.

! If settlement is delayed because of you or your Bank, you may be liable to pay interest to the Seller.