



Pre-approved?

Awesome!

What's the next steps?



What's next?	Why do we need it?	Done?
<p>1. Understand the market</p> 	<p>Keep an eye on property market trends and prices in your desired area, so you have a good idea of what's fair market value for a property in the area you're looking.</p> <p>Attend property inspections and auctions to get a feel for the market.</p> <p>You can also research online for recent sales in comparable areas and properties, such as realestate.com.au. We've also shared additional helpful resources on our Instagram Reel!</p>	<p><input type="radio"/></p> <p><input type="radio"/></p>
<p>2. Engage a conveyancer or solicitor</p> 	<p>Once you start attending inspections, engage a trusted property conveyancer or solicitor to ensure all necessary paperwork is in place and to obtain legal advice on your obligations and rights in the purchasing process.</p>	<p><input type="radio"/></p>

Tips and Tricks!

Buying in NSW

- If purchasing in NSW, be prepared for agents to get you to sign a "66W". Always consult your conveyancer or solicitor to understand the implications before signing this.**

It basically means that the contract becomes 'unconditional' as if you're buying at an auction. So if there's any issues with the property, or finance, you won't be able to get out of it.

- Cooling off in NSW is 5 business days. Always speak with your broker around this, as depending on the lender it's sometimes better to ask for additional time to obtain the unconditional finance approval.

Buying in QLD

- After signing the contract, you can ask for a price reduction at settlement if there are issues found in the building & pest report. Consider speaking to your conveyancer about this.

General

- Land tax and the name you buy in:** best to speak with your accountant and/or conveyancer on this when deciding whose name to buy under especially if it's an investment property. Different states have different land tax laws, getting it right at the start will minimise heartache later on.

Be aware of your emotions! You don't have to be a robot, but be prepared to face pressure from agents. If you've followed the other steps here, you should be well informed in making an offer.

Remember - the deal of the decade, comes around once a week.

Note: this checklist is a general guide, so if you have specific questions for your circumstances or purchase please get in touch with us directly.

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