

## Buyer's Checklist.....

- ★ At the time of signing your contract, please provide us with details of the Solicitor you will be using
- ★ It is your responsibility to immediately insure the property upon signing of the contract by all parties
- ★ Fully signed, witnessed and stake-held contracts are then forwarded to both parties and their respective Solicitor for the commencement of conveyancing
- ★ Any balances of deposit MUST be paid within the specified time frames.  
Failure to do so may place you in breach of contract
- ★ As the purchasers you might be obliged to take certain steps to fulfil other conditions on the contract, such as applying for finance, or performing a building and pest inspection. These are "time sensitive" conditions and like the deposit, should be attended to within the specified "time frames"
- ★ You can select a building and/or pest inspection group of your choice, or if you wish we can supply you with a list of companies that perform a very good service and at sensible prices
- ★ When all of the contract conditions have been satisfied, the contract is said to be "unconditional". At this stage you should have advised your Solicitor that all conditions have been met, so that they are able to advise the other parties Solicitors, and also us by facsimile
- ★ Your Solicitor will now be in touch with you from time to time in regards to searches etc that they are performing on your behalf
- ★ Meanwhile, don't forget to terminate any rental leases etc that you may be involved in
- ★ Also start making arrangements for the removal of your furniture and personal belongings
- ★ You should also start notifying your friends, family and various companies with whom you deal, of your new intended address change
- ★ Organise the transfer of your phone, electricity and/or gas accounts to the new address and also contact Australia Post for a redirection of mail service to the new address (from settlement date)
- ★ As a condition of the contract you are entitled to a pre-settlement inspection of the property. This is usually carried out one (1) business day prior to settlement. This ensures you that the home is in the same condition as the day you bought it
- ★ Your solicitor will be able to tell you the expected time of settlement for your property approximately three (3) days prior to this date
- ★ On settlement day, the keys to your new property will be available to you in our office immediately upon notification by both parties Solicitors that settlement has taken place. We MUST have both faxes in hand before we can release any keys

*from the team at Professionals here at Arana Hills we hope you enjoy your new home....*