

PROCESS OF BUYING A PROPERTY

You have decided to take the first step towards buying your home – now you just need to know where do you start!

Step 1: Finance pre-approval

It's essential that you find a property that suits your personal lifestyle or investment criteria. For example is it located in a convenient area based on your work needs, transport nodes and leisure preferences, and - most importantly - that you can afford.

There is no point investing your weekends looking at numerous houses, setting your heart on the perfect place, and then finding out you can't afford or service the loan.

So the first thing you need to do is find out how much you can borrow, your property price range and obtain pre-approved finance.

Meet with a Mortgage Specialist to determine how much you can borrow. The Specialist direct you with how much you can repay comfortably each month (or weekly/fortnightly) and ascertain the price you can buy your home for.

Our Award winning Mortgage Specialists have access to all the banks and most lending institutions as well as good market knowledge on the best rates. The Mortgage Specialist will find the products that will suit your needs and financial situation.

Click here to book an appointment now [or call 1300 857 762 today!](#)

Step 2: Undertake market research and speak with your Property Consultant

Our Property Consultants can help you find and research the right suburb for you, show you the type of property you can get with your money and give you other options for suburbs where you might get more bang for your buck. Plus, they can also provide you with sales evidence of what houses have sold for and show you through some properties.

Once you have discussed the suburb that meets your needs, ask your Property Consultant for a **FREE Suburb Profile Report**.

Step 3: Get ready to make an offer

Once you have found the house you are looking for – you are ready to present a good offer. As you already have finance pre-approval you are in a better position than a lot of people who make offers so you can go in with a slight advantage.

Its at this time that you may include certain conditions on the Contract of Sale to protect yourself. These can include Termite & Pest Inspections, Building and Structural Reports or even what items are included in the sale that must be left in the house at the point of settlement.

You have now had your offer accepted so it is time to fulfill the criteria on the contract. You need to submit and finalise your finance, pay your deposit, book a white ant inspection and possibly a building inspection and any other conditions you may have included on the contract. Your Property Partner and your settlement agent can assist you with these. If you didn't appoint a settlement agent at the time of writing up the contract, now is the time to call Landmark Settlements as they are crucial to the successful settlement of your contract.

As a valued customer of The Agency you will receive a discount on your settlement. Email info@landmarksettlements.com.au or call 9204 7900 and quote The Agency to receive your VIP price.

[Click here to find out more goes to Library for fact sheets](#)

Step 4: Final Inspection and Settlement

Once you and the property owner have fulfilled the criteria on the offer you are ready to move towards settlement.

Usually one week prior to settlement your Property Partner will invite you to attend a final inspection of the property. This is your last chance to check that everything is in good working order on the property. You need to check the following items thoroughly:

- Oven working and heating well
- Grill working and heating well
- Check the taps and hot/cold and water pressure
- Check the retic
- Pool and pump if there is one on the property
- Open and close doors and cupboards
- Switch on lights
- Flush toilets
- Fill the laundry sink half way and check it drains properly
- You can also buy power point tester from the hardware store – or take a hairdryer to test all power points
- Check heaters and air-conditioners
- Check ceiling fans
- Request copies of all manuals, warranties etc. for all household appliances

Step 5: Getting ready for the move. Now you have bought your house and need to prepare for settlement and moving in.

You can use our moving checklist – organize the connection of your gas, power and electricity in your name and internet, book the removalist, book local schools and arrange to leave your current property. Download your free checklist [here](#).

It is also helpful to organize a mail redirection form so that nothing gets lost in the post or bills, enrollment forms etc. don't get missed. You might also want to enlist the help of some friend and put on a BBQ and drinks at the end of the day or organize baby sitting for your kids.

Enjoy your new property!