

# Your real estate buying journey



Before you can make an offer, you'll need to know the method of sale being used for that home.

**Remember, your lawyer or conveyancer is there to support you throughout this process. Don't make an offer on a property before seeking legal advice.**





Doing your homework means you can make informed decisions.

## Researching the property



It may take a while to find the ideal property.

## Do your homework

When you've found the property you want to buy, it's important to find out as much as possible before you make an offer. For example, a property inspection report and LIM are helpful.

## Understand issues and hazards

Doing your homework means you can make informed decisions, for example, you'll learn about any significant repairs you need to make.



Don't make an offer on a property before seeking legal advice.

## Making an offer



## Understand the offer process

The offer process will vary depending on the method of sale.

## Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.



You may repeat the offer process several times before you are successful.

## Ask for a title search

A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.



### Confirm your finance

Now's the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you've arranged insurance before settlement.



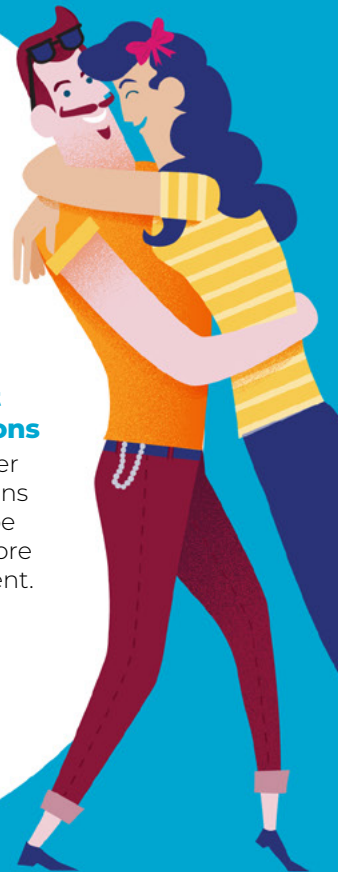
### Make a conditional offer or an unconditional offer

With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection report or finance. Ask your lawyer for advice.



### Meet conditions

Any offer conditions must be met before settlement.



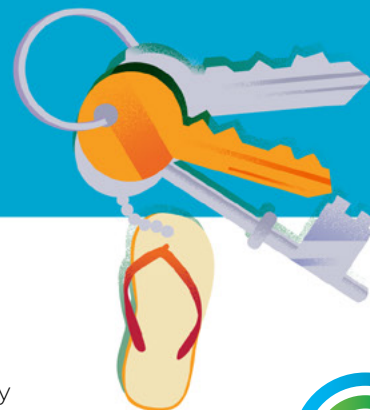
### Settling and moving in

#### Plan for settlement day

A number of things need to happen before settlement day, such as a pre-settlement inspection and ensuring your finances and insurance are in place.

#### Settle on settlement day

The big day has arrived! Many things need to happen in sequence between your lawyer, the seller's lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It's a good idea to plan to move in the day after settlement day.



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