

# The Complete First Home Buyers Guide

## BEFORE YOU BUY

What?	Why?
<input type="checkbox"/> Know what you're entitled to	Make sure you're up-to-date with the latest grants and concessions.
<input type="checkbox"/> Get pre-approval from your bank	This lets you know what you can afford and tells vendors you're serious.
<input type="checkbox"/> Have your deposit ready	Although you can purchase a house with less, a deposit of 20% means you'll avoid Lender's Mortgage Insurance.
<input type="checkbox"/> Prepare for other expenses	Such as Stamp Duty, conveyancing, inspections, moving fees, utilities and more

## DURING THE PURCHASE

<input type="checkbox"/> Work with a good conveyancer	Your conveyancer is your key to a smooth purchase, so get them onboard ASAP.
<input type="checkbox"/> Make an offer	Offers are usually made in writing through the real estate agent managing the property.
<input type="checkbox"/> Provide your deposit	Your real estate agent will let you know how to pay the deposit.
<input type="checkbox"/> Negotiate a settlement period	This is when you'll pay the remaining balance of the purchase. It's typically 30 to 90 days.

## PREPARING FOR SETTLEMENT

<input type="checkbox"/> Do a final check	Check all items that come with the property are in good working order as stated on the contract of sale.
<input type="checkbox"/> End your lease	If you're renting, make sure you've given the appropriate amount of notice to move out.
<input type="checkbox"/> Sign and submit your mortgage documents	Make sure these are signed and returned as early as possible so your bank is ready for settlement.



## COMPLETING SETTLEMENT

- Pay stamp duty and land transfer fees
- Finalise property settlement
- Receive transferred title deeds and documents
- Get the keys (woohoo!)

## MOVING IN

- Arrange electricity, gas and water
- Connect internet and other utilities required
- Consider income protection insurance
- Consider home and contents insurance
- Review your home loan regularly to ensure it's still the best offer
- Celebrate!