



BUYER'S CHECKLIST

Consider the following when buying a property. A property is a big investment, so to get you started Branon has created this simple check list. For further help and assistance don't hesitate to contact one of Branon's experienced consultants.

- Work out your budget this means finding out if you are eligible for a home loan and the amount of the loan. You will need to discuss a pre-approval with your advisor or bank if buying at auction, remembering the property will not be subject to finance.
- Research your preferred suburbs.
- What are you looking for in your new property? (bedrooms, bathrooms, size)
- Have you looked at other properties within the area to see how much they are selling for?
- Does the property require a building inspection?
- Have you read Branon's buying guide? and understand the difference between Private sale and Auction
- Will you need to buy the property subject to any special conditions? (satisfactory building inspection/finance)
- Has your legal representative looked over the section 32 and contract of sale (vendor statement) ?
- Are you clear about your cooling off period? (refer to Branon's buying guide)
- Do you have your deposit organised to be paid when required?
- Have you completed your final inspection prior to settlement?