



10 Quick Tips

TIPS WHEN PURCHASING A HOUSE OR UNIT

1. Insurance is a must for the Buyer to obtain from 5pm on the day the Contract is signed by the Seller even if it is a cover note until finance is approved.
 2. If you are buying a unit or townhouse the body corporate **is** responsible for building insurance.
 3. Keep your conveyancer up to date with various details such as contact phone numbers and email addresses.
 4. Keep your Conveyancer informed as to the outcome of your building and pest inspection report and should you require negotiations on items in the report, finance should you require extensions or if you receive an approval or decline.
 5. Ensure your deposit is paid on time to the agent.
 6. Don't just think the purchase price less the deposit is what you will be paying at settlement there will be water and sewerage access and water usage fees, rates adjustments and if buying a unit or townhouse Body Corporate levy fees.
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7. There is also stamp duty to be paid and this depends on whether you are a First Home Buyer, purchase for your residential property even though you have previously owned a property or buying as an investment.
 8. Be careful when transferring funds to a trust Account electronically. Check with your Conveyancer first to make sure that you have the right trust account details.
 9. If you receive a notice of a change of trust account details you should speak with the Conveyancer first before you action it. There are identified scammers out there targeting unsuspecting clients this way.
 10. And lastly, let us look after the stress for you. If you have concerns then contact our Conveyancing office for an obligation free quote and advice on your contract **before** you sign it.



**Request a call back now or email
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