








COUNTDOWN FOR HOME BUYING

A. Before you sign the Agreement

1.	Talk with us:	Buyer	
	• Check the Title	Buyer's Lawyer	
	• Obtain provisional finance approval from your bank	Buyer	
	• Talk about future plans for prospective property	Buyer's Lawyer/Buyer	
	• Conditional/Unconditional offer?	Buyer's Lawyer/Buyer	
	• Check chattels	Buyer	
	• Any potential difficulties – unit title/cross lease, access, restrictive covenants, etc?	Buyer's Lawyer	
	• Discuss whether KiwiSaver funds are to be used	Buyer's Lawyer/Buyer	
2.	Develop moving budget	Buyer	
3.	Decide if you need a LIM, Building Report	Buyer's Lawyer/Buyer	
4.	If the property has a tenant, check the tenancy agreement	Buyer's Lawyer	
5.	Sign the Agreement	Buyer	

B. Offer is accepted

1.	Ten working days to check the title (only if not checked before signing the Agreement)	Buyer Lawyer	
2.	Confirm finance within Agreement time limits and complete documentation	Buyer's Lawyer/Buyer	
3.	Obtain LIM Report or Building Report (if this is a condition)	Buyer's Lawyer/Buyer	
4.	Check any other conditions in Agreement	Buyer's Lawyer/Buyer	
5.	Pay deposit	Buyer	
6.	Satisfy any outstanding conditions	Buyer's Lawyer/Buyer	
7.	Get quotes from removal company	Buyer	



Buyer's Lawyer








Buyer









Seller's Lawyer


C. Four weeks before

1.	Make booking for removal company/truck hire, confirming settlement day	Buyer	
2.	Discuss your moving arrangements with the seller to ensure that their moving company and yours do not attempt to operate at the same time on settlement date	Buyer	
3.	Arrange for transfer of gas and/or electricity supply to new home	Buyer	
4.	Begin to sort out packing	Buyer	
5.	Arrange to sign KiwiSaver First Home Withdrawal documentation.	Buyer's Lawyer/Buyer	


D. One week before

1.	Settlement statement received from the seller's lawyer (rates will be apportioned to settlement day)	Buyer's Lawyer	
2.	Arrange insurance for new home	Buyer	
3.	Banks/Mortgagee's interest must be noted on the insurance policy	Buyer's Lawyer/Buyer	
4.	Confirm arrangement with removal company	Buyer	
5.	Ensure house contents are insured in transit	Buyer	
6.	Arrange with your lawyer to sign loan documentation	Buyer's Lawyer/Buyer	




E. Four days before

1.	Do a final sort of items to be packed by removal company	Buyer	
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F. Two days before

1.	Pre-settlement inspection (if required)	Buyer	
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G. On the day

1.	Receive any cash contribution from Buyer	Buyer's Lawyer	
2.	Moneys received from the Lender	Buyer's Lawyer	
3.	Keys handed over to buyer from agent	Buyer	
4.	Transfer (and mortgage) registered at LINZ	Buyer's Lawyer	

H. After settlement

1.	Copy of new title to new owner	Buyer's Lawyer	
2.	Copy of new title to lender	Buyer's Lawyer	
3.	Local authorities notified	Seller's Lawyer	



Buyer's Lawyer



Buyer



Seller's Lawyer