

First home buyers checklist



Stage 1

General

- Budget
- Ongoing costs
- Capital growth
- Overall investment strategy
- Area/daily commute
- Flight path and traffic noise
- Maintenance

Property

- Size
- Ease of resale
- Parking
- Public transport
- Local schools/amenities
- Furniture size
- Insulation
- Natural light
- Power outlets
- Phone/internet service
- Restaurants/café's

Stage 2

Pre-contract

- Engage a solicitor/buyers agent
- Find a property
- Review the draft contract
- Building and pest inspection
- Searches – Survey report, building certificate
- Council approvals

Enter contract

- Sign contract/exchange
- Cooling off?
- Confirm finance/sign loan documents

Stage 3

Towards completion

- Obtain financial searches – Rates, water, strata levies
- Duty – apply for first home buyer benefits or pay duty
- Undertake VOI and sign CAF
- Arrange additional funds to be deposited with solicitor or bank
- Settlement/completion
- Connect services

Move in



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