

What to do after choosing to buy your property off-the-plan

After researching the location, inspecting the quality of design and analysing the floor plans, the search is finally over because you've found your new home or investment property - **CONGRATULATIONS!**

01

INSTRUCTION TO PROCEED & INITIAL DEPOSIT

TO ENSURE THAT NO ONE ELSE CAN PURCHASE YOUR PROPERTY



Complete a Sales Advice form with your Agent.



Pay an initial deposit of \$1000.

THIS MEANS...



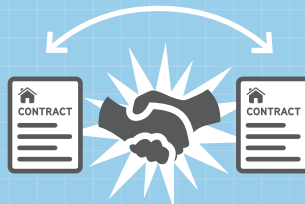
Your property is removed from the market for 14 days.

02

YOUR CONTRACT—REVIEW, SIGN & EXCHANGE

THE CONTRACT OF SALE WILL BE SENT TO YOU OR YOUR SOLICITOR FOR YOU TO SIGN & EXCHANGE WITHIN 14 DAYS

YOU NEED TO...



Exchange contracts with the seller.

UPON EXCHANGE...



Pay 5% balance of the purchase price (5% minus \$1000 holding deposit). The contract is now legally binding.

IF YOU EXCEED 14 DAYS...



Let us know if there is likely to be a delay, otherwise someone else can buy your property.

03

FINANCING YOUR PROPERTY

YOU CAN EXCHANGE CONTRACTS WITHOUT PRE-APPROVED FINANCE **BUT...**

We encourage you to speak with your financier about your borrowing capacity prior to exchange.

CONTACT YOUR LENDER...

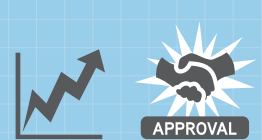


3 months prior to settlement to organise your finances.



A BANK

THE BANK WILL...



Let you know if a valuation on the property is required by an independent valuer.

04

SETTLEMENT

ONCE THE BUILDING IS COMPLETED, A CERTIFICATE OF OCCUPANCY IS ISSUED & THE TITLES ARE REGISTERED

WE'LL CONTACT YOU...



To arrange a pre-settlement inspection of your property.



To notify you of the settlement date (typically 14 days later).

Then the key to your brand new property is yours!



FOR MORE INFORMATION EMAIL CANBERRA.RESIDENTIAL@COLLIERS.COM OR CALL +61 2 6257 2121

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