

steps to purchasing your home

- 1. Get in touch with Aussie.** Visit your Aussie Store and speak with an Aussie Mortgage Broker. He or she will establish with you how much you can borrow, what the associated costs are, and therefore how much you can afford to pay for your new home. They will also help you choose which lender and product will best meet your needs.
- 2. Get your loan pre-approved.** Once you have decided which loan and lender is best for you, your Aussie Mortgage Broker will help you put together and lodge your application.
- 3. Go and find your home.** Once your loan is pre-approved, you can start storeping around. Do lots of research and inspect lots of properties to determine what you should be getting for your money. Be sure to store around.
- 4. Enlist the services of a solicitor or conveyancer.** They will help you check the Contract of Sale for any properties you are considering, and will arrange and attend Settlement for the property you decide to buy.
- 5. Make sure it is the right property for you.** Once you have found a property, you should consider a Pest and Building Inspection Report. This may save you running into future problems and costs.
- 6. Attend the auction or make an offer.** Depending on how the property is being sold, you are now ready to bid at the auction or make an offer. If successful, you will sign the Contract of Sale which will initiate the exchange. Be aware that at this time you will have to pay your 10% deposit, and you are now legally committed to the purchase.
- 7. Full approval.** Once the vendor has also signed the Contract of Sale, your Aussie Mortgage Broker will forward a copy to your lender. The lender will arrange a valuation to be carried out. After a satisfactory valuation has been completed and all the other conditions of your loan have been met, your lender will issue you with a Full Approval.
- 8. Insurance.** You should now arrange a Building Insurance Cover Note to protect your purchase.
- 9. Loan documents and Letter of Offer.** Once fully approved, your lender will prepare and send to you your Letter of Offer and other loan documents. These are the formal contracts you will sign with the lender in relation to your mortgage. Be careful to thoroughly read and check these documents. Your Aussie Mortgage Broker and solicitor or conveyancer can assist you in fully understanding these documents. Once you are satisfied, sign and return them to your lender.
- 10. Settlement.** Normal settlement/contract periods vary from state to state. Your Aussie Mortgage Broker, solicitor or conveyancer and your lender will liaise to ensure Settlement takes place on a specified day.
- 11. Pick up your keys and move in...**

call 13 13 33
visit aussie.com.au