

## Purchase of a Residential Property

Facts and instructions

### Your Details

Full Names	
Address	
Email	
Phone	
Other	

### The Property Details

Address of property being purchased	
Purchase price	
Type of property—Circle or Tick	House Vacant Land Strata Unit Rural Other
Improvements on Property Circle or Tick	House Separate Garage Work shed Swimming Pool Separate Carport Self-contained flat Other
Inclusions	blinds built-in-wardrobes clothes line dishwasher fixed floor coverings insect screens light fittings range hood stove pool equipment TV antenna front or rear screen security doors combustion heater air conditioner alarm system solar panels water tank other
Exclusions	

### Bank or loan details

### Real estate details

Are you obtaining finance for your purchase?		Name of agent or agency	
If so, detail Bank, broker		Person to contact	
Bank/broker contact details		Phone and email contact	

### Deposit

### Loan approval Priority

Do you have 10% deposit?		Your priority is to obtain a loan approval as soon as possible. Complete your loan approval without delay. We do not recommend you exchange until you have received a satisfactory loan approval in writing.
Are you using a Deposit Bond		
Deposit—other		

### Owner occupied or investment

### Pre-Purchase Reports

Is this property being purchased as an investment?		Pre-purchase reports & Certificates Pest and building inspection report We recommend you order both Pre-Purchase Pest and Building Reports. This is to ensure that there are no structural problems and the property is not infected with white ants.	
Is there a tenant in the property?			
If yes, do you want the tenant to remain?		Order Building Inspection Report? \$275.00	
		Order Pest Inspection Report? \$220.00	

### Other property reports

#### Survey Report

A Survey Report identifies fences on the correct legal boundaries and whether the position of the dwelling and other structures are the required distance (as imposed by the local Council) to the boundaries. We will check with the Vendor to see if they hold a recent Survey Report. Cost if required: \$715.00

#### Council Building Certificate

This is an inspection conducted by Council to confirm that all building works received a "Satisfactory Final Building Inspection". We will check with the Vendor to ascertain if they hold a current Building Certificate or if one needs to be ordered due to alterations or additions to the property. Cost if required: \$250.00

#### Strata Title—Villa, Unit, Townhouse

We highly recommend you order a Pre-Purchase Strata Inspection Report to find out the current levies and whether it is likely that an unusual special levy will be made for significant repairs and works in the building. Cost if required: \$295.00

### Any comments or instructions