



CAMBRIDGE
CONVEYANCING GROUP

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Property Buying Checklist

- ☐ Speak to your bank or Mortgage Broker and get a pre-approval for finance. Work out how much you can spend.
- ☐ Understand the difference between buying a property at auction and buying via private sale (not sure? We can help!)
- ☐ Understand your rights around contract cooling off period.

Before you sign a contract or an offer, some important points to investigate include:

- ☐ Property Boundaries – you may wish to do a physical measurement of the property's boundaries and check the nearest connection points for services, e.g. gas, power and water
- ☐ Building Permits – Check that the appropriate building permits and final inspection certificates are in place. This includes extensions, sheds, garages, pergolas, pools and spas, and major internal renovations.
- ☐ Check that all appliances are in working order.
- ☐ Check for any restrictive covenants.
- ☐ Check for any current lease agreements over the property and the terms and conditions attached with them.

Important information to include into the contracts or offer before signing:

- ☐ Your full legal name and address
- ☐ Subject to finance
- ☐ Subject to building and pest inspection.
- ☐ Any other inclusions or special conditions that you require – please have a chat to us and we can help you out with these!

Buying a property should be an exciting and stress-free time! Please contact us to discuss any questions you may have. We are here to make it easy for you!