





Your Pre-Approval Cheat Sheet

Congratulations! You're now pre-approved for a home loan – that's a first big step on your property investing journey. Now what?... The early stages of purchasing a property can be daunting and complex but it doesn't need to be! Simply, keep this Cheat Sheet handy, to help make knowing what to do next and how to do it easy...



WHAT TO DO?	WHY DO IT?	HOW TO DO IT?
<p><i>Research the market</i></p>  	<p>To get the most out of our investment, we want to have a clear understanding of the market – this ensures we can accurately assess how much a desired property is worth.</p> <p>We also want to avoid paying too much over market value as this can hinder a loan application in the formal valuation and final approval process.</p>	<ul style="list-style-type: none"> <input type="radio"/> Attend multiple open inspections <input type="radio"/> Investigate recent sale prices for comparable properties – we can help provide you with a complimentary suburb profile report! <div data-bbox="1225 1464 1519 1637" style="background-color: #1a3d4d; color: white; padding: 5px; font-size: 0.8em;"> <p>*TIP: YOU CAN ALSO ASK YOUR REAL ESTATE AGENT FOR GUIDANCE AROUND 'RECENT COMPS', OR DO FURTHER RESEARCH ONLINE VIA E.G. REALESTATE.COM.AU OR DOMAIN.COM.AU</p> </div>
<p><i>Engage a trusted property conveyancer or solicitor</i></p>  	<p>Conveyancers/solicitors help with the transfer of the property title and exchange process. They also help ensure you meet all your legal obligations and that your rights are protected throughout the transaction.</p>	<ul style="list-style-type: none"> <input type="radio"/> Contact your preferred conveyancer/solicitor, once you're actively engaged in inspections. (We can refer you to one if you need.)

Property due diligence



When you're ready to make an offer on a property, it's important to do the necessary due diligence first. This is a chance to give you an idea of any issues with the property and weigh up the cost of necessary rectification – which can be a handy bargaining chip to negotiate the sale price!

- Get the necessary reports: For apartments – we recommend getting an independent strata report. For houses – we recommend getting a Building & Pest report.
- Send the report to your conveyancer/solicitor for review.

Now the fun stuff!... Start making offers and obtain a Contract of Sale



Banks will only proceed with the valuation and formal finance once a signed Contract of Sale is received.

It's important to send a copy of the contract to your solicitor/conveyancer, at this stage, to review prior to you signing.

- Make your offer to the vendor – this may be through the seller's (real estate) agent, or via a Buyer's Agent, if you have one. If the vendor accepts, you will be presented with the Contract of Sale for signature.

**TIP: WE ALWAYS RECOMMEND MAKING AN OFFER 'SUBJECT TO FINANCE AND BUILDING/ PEST INSPECTION'.*

- Once all parties have signed, please send a copy of the fully signed contract of sale to JD Capital so we can commence formal finance – Hooray!



*We can't wait to continue helping you along your investment journey –
Happy Property Hunting!*

Jyh Kao
0434 793 846
jyhkao@jdcapitalaus.com.au

