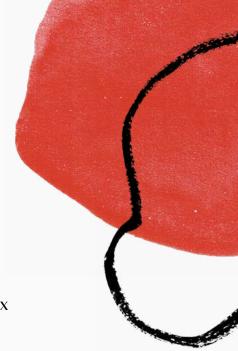
Your Pre-Approval Cheat Sheet

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? Research To get the most out of our Attend multiple open investment, we want to have inspections the market a clear understanding of the market - this ensures we can Investigate recent sale accurately assess how much prices for comparable a desired property is worth. properties - we can help provide you with a complimentary suburb We also want to avoid profile report! paying too much over market value as this can hinder a loan application in the formal valuation and final FOR GUIDANCE AROUND approval process. FURTHER RESEARCH ONLINE VIA E.G. <u>REALESTATE.COM.AU</u> OR DOMAIN.COM.AU Engage a trusted Conveyancers/solicitors help Contact your preferred with the transfer of the conveyancer/solicitor, once property title and exchange you're actively engaged in process. They also help inspections. (We can refer property ensure you meet all your you to one if you need.) conveyancer or solicitor legal obligations and that your rights are protected throughout the transaction.

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.



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!

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