



M&M
Mountain
Conveyancing

Licensed Conveyancers

PURCHASER CHECKLIST

- Ask agent for a copy of the Section 32 Vendor's Statement.
- Ensure the Contract of Sale is subject to:
 - Loan Approval (if applicable)
 - Building Inspection Report
 - Pest Inspection Report
 - Unconditional sale of your existing property (if applicable)
- Provide your Broker/Lender with a copy of the Contract of Sale.
- Engage a building and pest inspector upon your offer being accepted to comply with the special conditions.
- Provide your Conveyancer with details of your Broker/Lender.
- Provide your Conveyancer with details of additional nominated purchaser(s) (if any).
- Advise your Conveyancer if you intend to occupy the property as your principal place of residence to ensure the reduction of stamp duty.
- Advise your Conveyancer if you hold any concession cards as you may be entitled to stamp duty exemption.
- Instruct your Conveyancer to lodge a Caveat over the property to protect your interest prior to settlement (if required).
- Attend to payment of deposit on due date.
- Return all signed documentation and provide all requirements to your Broker/Lender or Conveyancer promptly.
- Arrange final inspection of the property with the real estate agent for the week prior to settlement.
- Advise your Conveyancer and Broker/Lender of any changes in your circumstances, e.g. telephone numbers, address etc.
- Arrange connection of telephone, gas and electricity.

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