

# Here are some tips for prudent property buyers and sellers.

## Brought to you by Chris Warren

### **TIPS FOR PRUDENT SELLERS**

- ① Before you list your property for sale, obtain an independent valuation from a registered valuer.
- ② Obtain your own building and pest inspections, and consider fixing any problems arising from those inspections before putting your property on the market.
- ③ Check with your council that all structures on your property have been fully approved and passed all inspections.
- ④ Full disclosure is important so please inform your agent before you list about any issues with your property which could adversely affect an eventual sale.
- ⑤ Please ensure your conveyancing solicitor checks any sale contract before you sign it.

### **TIPS FOR PRUDENT BUYERS**

- ① Before you look for a property, try to arrange pre-approval of your finance. You should find out, in the process, how much you can borrow, what your repayments will be and how to best structure your loan.
- ② When you have found your dream property, please ensure your own conveyancing solicitor checks the contract before you sign it.
- ③ Insist on at least 21 days for finance approval because all lenders need at least this much time to approve finance applications.
- ④ Ensure your contract is subject to building and pest inspections, even if you are buying a new home.
- ⑤ Stay in touch with your conveyancing solicitor throughout the conveyancing process

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