

## THE PROCESS – BUYING REAL ESTATE

### 1. **Speak to a financier**

Work out what your affordability is. It's wise to anticipate an interest rate increase to ensure you can still afford repayments if rates increase.

### 2. **Start Looking!**

Research the areas you would like to live. Spend the time exploring the facilities of the area; if the area is new to you, speak to the local council.

### 3. **Get Advice BEFORE signing a Contract; see Adcock's No Charge**

Remember when purchasing, the onus is on you to make your own enquiries and obtain your own independent advice. You're making a huge investment, spend the time to have one of the Conveyancers at Adcock's review the Contract and Statutory Searches to identify any issues.

### 4. **Make Changes**

If required, make all changes to the Contract before you sign or you may find yourself bound by a Contract you cannot fulfill.

### 5. **Advise Adcock's**

Adcock's will then get a signed copy of the Contract, Form 1 and Searches to begin the Conveyancing process

### 6. **Advise your finance broker**

Adcock's will liaise with your finance broker and ensure they have all the documents they require for finance approval

### 7. **Get a building inspection**

With such a big investment, you want to be sure there are no fundamental issues with the building.

### 8. **Sign, Sign and more Signing!**

You will have to sign all sorts of documents with both Adcock's and your financier to be ready to finalise settlement. It's vital you attend to these things as a matter of urgency to avoid any delay in Settlement.

### 9. **Book the removalist**

Settlements happen between 11am and 1pm on M-F in Adelaide. If using a removalist, you should anticipate being able to get the keys to your new home no earlier than midday.

### 10. **Move in**

Pop open a bottle of bubbles and celebrate your new home!