

Guide to Settlement.

For Buyers



Elders

Real Estate

What to expect now your offer has been accepted

Congratulations on purchasing your new home with Elders Real Estate. This document is designed to help you understand the different elements that may be involved in the settlement of your purchase property, and what your obligations as the Buyer are.

We have tried to include everything you need to know. If you have any questions or concerns, or need help with anything at all, please contact your Elders Real Estate Sales Representative ('Sales Rep') or our client support team at any time.

Appointment of a Settlement Agent

The settlement process is handled by your nominated settlement agent (or solicitor) and they will liaise with you to ensure completion of all the necessary documents and processes required for settlement. We will provide them with a copy of the Contract for Sale ('Contract') and stay in touch with them throughout the process to ensure a smooth transition to settlement. You should also contact your nominated settlement agent as a matter of priority to complete all required documentation.

If you did not nominate a settlement agent in the Contract, please nominate one as soon as possible and advise your Sales Rep or our client support team as soon as possible.

Deposit

As part of your offer, the Contract will have included a deposit amount to be paid within a set time-frame, usually 7 or 10 days. This deposit needs to be paid to the Elders Real Estate Sales Trust Account where funds are held until settlement. You should make this payment within the allowed time and contact your Sales Rep immediately if you are unable to do so.

To avoid scamming, we do not send account details by e-mail. If you have not been provided with our account details, please visit our website at the following address <https://albany.eldersrealestate.com.au/contact-us/> or contact our client support team. When making your payment, please use the reference '6303 - purchase property address'.

Finance

If your offer was made 'Subject to Finance', you need to provide a written 'finance approval' notice to your Sales Rep by 4pm on the due date specified in the Contract (or the first weekday thereafter if this day falls on a weekend) or you are at risk of losing the property.

Should you be unable to secure finance by the specified date the Seller can terminate the Contract at any time. If you are concerned that your finance application may not be received on time and wish to request the Seller grant you an extension, please contact your Sales Rep immediately.

It is imperative that you contact your financier or broker as a matter of urgency to get this process underway. You will need to send them a copy of your Contract (we can do this on your behalf). Further, it is best to stay in regular contact to ensure everything is on track – there are often unforeseen delays in this process!



Structural Inspection

You may have requested a Structural Inspection be completed by a builder to ensure the home is structurally sound. This report must be provided to your Sales Rep by 4pm on the due date noted in the Contract.

If major defects are identified in the report, you have until 3 business days after the due date to serve formal notice to the Seller (via your Sales Rep) at which point there are several ways to move forward as outlined in the Contract. If your report does identify major faults, contact your Sales Rep immediately and they will help you through the process.

Please note that failure to deliver the report by the due date, or failure to serve a major defect notice to the Seller by 3 business days after the due date means the structural condition is waived leaving you with no right to pursue remediation under the Contract. Time is of the essence!

You can arrange a Structural Inspection yourself or your Sales Rep can arrange it on your behalf. If we arrange the inspection, please be aware that:

1. You need to choose the service provider
2. Our instructions will only be for a general structural inspection with no specific metrics
3. You remain liable for the inspection fee

Potential inspectors are noted below, however there are many qualified structural inspectors in the region.

Albany: Jack Towtown: 0418 923 454 build@bigpond.com OR Geoff Holmes: 0415 993 322 geoff@hsh.net.au
Bremer Bay: MT & HJ Poett: (08) 9831 4331 helenpoett@bigpond.com
Mount Barker: Carl Wesley: 0417 911 087 carlwesley1@gmail.com

Pest Inspection

You may have requested a Pest Inspection as part of your Contract to ensure relevant parts of the property are free of live pests or pest damage. This report must be provided to your Sales Rep by 4pm on the due date noted in the contract.

If issues are identified in the report, you have until 3 business days after the due date to serve formal notice to the Seller (via your Sales Rep) at which point the Seller must agree to remedy the issues, or you can walk away from the purchase. If your report does identify major faults, contact your Sales Rep immediately and they will help you through the process.

Please note that failure to deliver the report by the due date, or failure to serve notice on the Seller by 3 business days after the due date, means this condition is waived leaving you with no right to pursue remediation under the Contract. Time is of the essence!

You can arrange a Pest Inspection yourself or your Sales Rep can arrange it on your behalf. If we arrange the inspection, please be aware that:

1. You need to choose the service provider
2. You remain liable for the inspection fee

Potential inspectors are noted below, however there are many qualified structural inspectors in the region.

Swift Pest Management: 0428 481 221
Great Southern Pest and Weed: (08) 9841 8709



Insurance

Legally, you have an insurable asset from the time your Contract is agreed. You should contact your insurance agent immediately to discuss the appropriate date from which the property should be insured.

We take this opportunity to invite you to contact Elders Insurance to discuss your needs. Our local team have sales and claims staff in the Albany office providing award winning service and, if you need it, a real person you can come and talk to. Call 9842 7902 for further information.

Marketing

You may notice that the property you are contracted to purchase is still being marketed and is not marked as 'Under Offer'. This is standard practice as it is in the best interests of the Seller that their property remains alive in the marketplace in the event that something goes awry with your offer. Don't worry though - as your offer has been accepted, it cannot be cancelled unless contractual obligations are not met.

When all the conditions of the Contract have been met, we will note the property as being 'under offer' on all web portals and place a 'SOLD' sign at the property.

Pre-Settlement Inspection

As a Buyer, you have the right to complete a Pre-Settlement Inspection with your Sales Rep. This is completed within the 5 business days prior to settlement with 2 goals:

1. To ensure that the property is in the same condition as when the Contract was written (e.g. no damage, nothing missing etc); and
2. To ensure that everything relevant is working (electrics, light globes, appliances, heating & cooling, hot water etc).

If any problems arise from this inspection they will be immediately raised with the Seller and their Settlement Agent for rectification.

Your Sales Rep will contact you to arrange an inspection time.

Settlement

Your Settlement Agent will book the exact time of settlement in the days leading up to settlement and will keep you informed along the way.

If the property you are purchasing is vacant, you can take possession as soon as we have been notified that settlement has occurred. If the property is owner-occupied, the Seller has until 12 noon the day following settlement to vacate the premises, at which point you can take possession. Keep this in mind when making your moving plans.