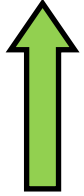


Our role in guiding you through your purchase of property

Prior to exchange of contracts you will

- Obtain pre approval from your bank or broker for the amount you wish to borrow.
- Attend open houses, search online and browse domain until you find a property you wish to purchase.
- Make an offer with the agent and instruct them that you would like Page Conveyancing to act on your behalf.
- Negotiate a price and agree on any inclusions or exclusions to be included with your purchase.
- Organize pest, building and strata reports (if required).
- Pay your deposit.



1 - 2 weeks

Prior to exchange of contracts Page Conveyancing will

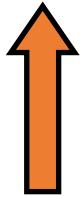
- Review the contract of sale and property online making any necessary amendments.
- Peruse the contract and have you sign all necessary documents.
- Liaise with your bank or broker to obtain formal finance approval.
- Confirm with council and government authorities that all improvements on the property are approved.



EXCHANGE—This will take the property off the market and in most cases you are now locked in.

Post exchange of contracts you will

- Sign all of your mortgage documents.
- Take out building insurance (if required by your lender).
- Organize your removalist and connection of services.
- Arrange a final inspection prior to settlement ensuring the property has not been damaged.



4 - 6 weeks

Post exchange of contracts Page Conveyancing will

- Liaise with your bank or broker to ensure funds are available on the day of settlement.
- Order all property searches and required clearance certificates.
- Open your workspace on the PEXA platform and invite all interested parties.
- Request funds available from your bank and provide you with our Trust Account details should shortfall be required.
- Organize early access to the property should it be required.



SETTLEMENT — You will take possession of your property which is now registered in your name.

On the day of settlement you will

- Attend your Final Inspection and notify Page Conveyancing immediately if there are any issues.

On the day of settlement Page Conveyancing will

- Attend to your settlement and sign off via the PEXA platform.
- Ensure that all settlement documents are in order.
- Liaise with your bank or yourself to ensure all funds are loaded and ready to be distributed.
- Advise Council, Strata Managers and the Land Titles Office of the change of ownership.
- Notify you via text that your settlement has been completed.
- Send you an electronic settlement package with all the documents and searches pertaining to your transaction.



1 Day

Once notified by our firm you can proceed to collect your keys and begin moving in.

