

Congratulations on going unconditional!

To make this process as smooth as possible, we have included a pre-settlement checklist. The following is a general checklist, not all dot points may refer to you.

- Confirm with your solicitor that they have received your contract.
- Order a building and pest inspection as soon as possible, have them contact the Bond Property Group associate to arrange a suitable time (It's recommended that you also attend the inspection).
- Contact your solicitor and satisfy the building and pest condition as soon as possible. Please also CC the Bond Property Group associate into the email to keep everyone in the loop.
- Pay your initial deposit and send a screenshot/receipt to the Bond Property Group associate.
- Provide a copy of your contract and all other necessary documents to your bank/broker.
- Once you receive finance approval, contact your solicitor and the Bond Property Group associate and satisfy the finance condition.
- Once your contract is unconditional, you can start packing for your move (unless it's an investment property).
- Organise your electricity/gas, removalist, re-direct your mail and property insurance.
- Settlement is due generally in the afternoon on settlement day. Once the Bond Property Group associate has received confirmation from both the seller's and buyer's solicitors that settlement is complete, you will receive the keys to the home.
- Please write a review on your experience working with the Bond Property Group associate. You will receive this request via Rate My Agent.

When you exchange contracts, you should have already agreed on what items were to remain (inclusions) and what were to be removed (exclusions).

For example, it's common for the dishwasher, built-in BBQ, pool pumps and oven to remain – and for the curtains and light fittings to stay where they are.

A pre-settlement inspection aim is to make sure any special conditions have been met, and that the property is in the same state as when the contract was signed.

