

Due Diligence Checklist & Guide For Auction

Thank you for your interest in this property. We know that purchasing a home can be incredibly stressful, so we have put together a quick 'checklist' for you to tick off as you go. Please note that this does not replace any legal advice you will receive, so please check with your solicitor if you have any specific legal concerns.

A pre-auction offer can come in at any stage, so we suggest you begin your due diligence as soon as possible. If you would like to know more about pre-auction offers please contact your sales consultant as soon as you can.

- Arrange insurance for the property. This can be through a company of your choosing or with the current owner's insurer. You may need to send them some of the information contained in the property pack. You will only need to confirm the insurance if you become the successful purchaser of this home.
- Arrange finance approval on this particular property with your mortgage lender, and arrange how you will pay a 10% deposit, should you be the successful Purchaser.
- Have your solicitor check and approve all documents contained herein including the Title, LIM and NHC/ EQC Claims Information, etc.
- If you require a different settlement date from that which is noted on the front page of the Auction Agreement (Particulars and Conditions of Sale) or any other variations to chattels or deposit, this request needs to be put on an 'Aside Agreement' form and presented to the Vendors for approval and signing prior to the Auction. Ask me to prepare this for you.
- Organise any other inspections or specialist reports that you require, e.g. Builders Report, Engineers Report etc.
- If you would like me to prepare a pre-auction offer on your behalf to present to the Vendors then do call me to arrange a time to meet so that I can do this for you.

You don't want the first property you bid on to be the very first auction you attend!

We recommend attending one or two auctions beforehand to get a feel for the process. Our auctions are held every Thursday at 10am in our Papanui office.

Book a buyer strategy meeting with your sales consultant, who can walk you through how auctions work and share strategies for auction day.