

KRG WILL

WHILE YOU SHOULD

WHILE YOUR MORTGAGE LENDER WILL

1 Signed contract

Receive Signed Contract. Send you a letter requesting information concerning your Purchase. Ask you for money for search fees on property. Prepare Transfer Documents and sends them to Sellers Solicitors for signing by Seller.

Arrange for contract to be forwarded to KRG. Insure Property. Respond to KRG's Letter within 48 hrs of receipt (if possible).

2 Condition: Finance

Communicate in writing outcome of Finance application to Sellers' Solicitor by 5pm on the Finance Date.

Make reasonable endeavours to obtain finance. Provide written confirmation (either personally or through financier) or by 5pm the day before the Finance Date that:

- 1) Your Finance has been approved; or
- 2) Your Finance has been declined and you wish to terminate the Contract; or
- 3) You wish to seek an extension of the Finance Date as you have been unable to arrange finance.

Be available to answer any questions you may have in relation to your loan.

Once finance has been approved ensure that all mortgage documents are signed and returned to your bank/broker.

Ensure mortgage documents are prepared and forwarded to you for signing.

3 Condition: Building & Pest

Communicate in writing outcome of your Building and Pest Inspection to Sellers Solicitor. Commence searches of property which relate to the clauses in the contract. Send plan of property to you for verification.

Arrange for Building and Pest Inspection to be conducted on the property at least 2 days before the Inspection Date. Advise KRG by 5pm the day before the Inspection Date that you:

- 1) are satisfied with the Building and Pest Report
- 2) are not satisfied with the Building and Pest Report and wish to terminate the Contract or seek compensation or rectification of the significant matters raised by the Inspector; or
- 3) wish to seek an extension of the Inspection Date as you have been unable to arrange for a search to be conducted.

Communicate any difficulties or abnormalities in search results to you and seeks your instructions.

Review plan received from KRG. Verify (if correct) that the property being transferred is the property you are intending to purchase. Return verified plan to KRG within 48hrs of receipt.

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4 Pre settlement & adjustments

<input type="checkbox"/> Stamp transfer documents in readiness for settlement. Obtain copy of current rates notice/ body corporate levies notice and verifies against results of Rates Search. Verify cheque figures and adjustments provided by Seller's Solicitors and arranges for funds to be available at settlement and cheques drawn as requested. Arrange time for settlement with Seller's Solicitor and Financier Mortgagee.	<input type="checkbox"/> Provide bank cheque to KRG for stamp duty (unless being provided at settlement by Financier). <input type="checkbox"/> If any funds are being provided by you, you must provide those funds as a Telegraphic Transfer or bank cheques made payable as directed by KRG no later than one (1) business day prior to Settlement.	
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5 Morning of settlement

<input type="checkbox"/> Conducts check title Search just before settlement to ensure no encumbrance or caveats on property.	<input type="checkbox"/> Carry out pre-settlement inspection of the Property.	
<input type="checkbox"/> Attend settlement on your behalf and pay balance purchase price to Seller's Solicitor.	<input type="checkbox"/> Not attend settlement.	<input type="checkbox"/> Attend settlement and provide funds to KRG to complete purchase.
<input type="checkbox"/> Receive Release of Mortgage and Certificate of Title (if any).		
<input type="checkbox"/> Advise agent that Settlement effected and directs agent to account to Seller for deposit less commission.	<input type="checkbox"/> Attend to matter such as connection of telephone and electricity, changes locks, transfer contents insurance.	<input type="checkbox"/> Attend to registration of transfer and mortgage.
<input type="checkbox"/> Attend to registration of transfer and other post-settlement matters.		
<input type="checkbox"/> If you have borrowed money, registration is attended to by your Bank.		