

# PURCHASING A FIRST HOME YOUR GO-TO GUIDE

Purchasing your first home is a massive achievement. It can be perplexing, particularly if you haven't had prior exposure to the intricacies of the real estate realm — from understanding its workings to identifying the professionals you need to engage with in order to successfully conclude the deal on your new home.

## STEP 1

### Create Your Wishlist & Set Your Standards

Reflect on your preferences for a new home by listing key features like location, bedrooms, bathrooms, and dream amenities like a walk-in wardrobe. Keep in mind that purchasing your first home may require some compromise between your aspirations and practical considerations.



## STEP 2

### Connect With Your Bank

Contact your bank to see if you're qualified to secure a home loan.

During this stage, the bank will look at your finances and offer suggestions for your next steps, which could be to improve your financial health or pre-approval up to a certain amount of lending.



## STEP 3

### Choose a Real Estate Agent

Contact the Listing Agent for your preferred home, expressing your interest and eagerness to gather more information.

Consider requesting the local council's LIM Report (Land Information Memorandum) for the property. Ask your preferred Builder to come and carry out a comprehensive building inspection and provide you with a written report. You can also request a Toxicology Report from a local Toxicology Inspector.



## STEP 4

### Make Your Offer

Share the amount you will offer for the home with the Real Estate Agent.

Remember that your Agent can also assist you with understanding how to make an offer and provide guidance on how much to offer, which can be done in the form of a Price Guide or by reviewing the listing price.

Your Agent will work with you and the seller to add any conditions you want, i.e., subject to finance, builders' report, settlement date, seller finding another property, etc. We also recommend getting legal advice from your chosen lawyer before signing the contract.



## STEP 5

### The Transitional Stage

The Real Estate Agent will present your offer to the Vendor, which will then be negotiated and 'hopefully' accepted.

If your offer is not accepted, your Agent will explain your options and work through the next steps with you. However, if it is accepted, you can then engage your Solicitor to process the legal steps.



## STEP 6

### Sign The Dotted Line

Negotiating the price may involve a back-and-forth process until both parties reach an agreement, so don't be surprised.

Once a mutually agreed-upon price is reached, it's time to sign the Contract (cue a sense of anticipation). After signing, copies will be sent to all necessary parties, including the Vendor, Purchaser/s, and respective Lawyers or Solicitors, and you can now share this information with your Bank Manager.

Congratulations - you've now officially got a legally binding Sale & Purchase Agreement, and it's now time to fulfill the conditions outlined within the Contract.

## STEP 7

### Sale & Purchase Agreement Conditions

During this time, the bank will work to approve your finances, and the builder's reports (LIMs) will be developed and dispatched.

**\*\* If you're purchasing your first home, contact KiwiSaver and apply to arrange for your money to be taken out, if applicable.**

## STEP 8

### You've Gone Unconditional

Once all of the conditions are approved, your home is now 'unconditional', meaning you're now 'officially' able to purchase the home.

Most excitingly, this is when the 'Now Sold' sign goes up, and you can share the news that you're officially a Homeowner!



## STEP 9

### Time to Pay Your First Bill

Now it feels official when the invoices start coming in; firstly, the deposit for your home to either the New Zealand Real Estate Trust or your Lawyers Trust account.

Some associated expenses that you can expect to receive, once your purchase is official!



House Deposit



House Payment



House Insurance



Real Estate Fees



Legal Fees



Rates

## STEP 10

### Let the Excitement Begin!

Call your Mother and ask her where the best place to purchase a new vacuum and a set of cutlery is because you're moving into your new home once it settles.

Once the excitement is happening in the background and whilst you wait for settlement, you'll need to go to your Solicitor before settlement to sign all bank documents to ensure that your bank receives your payments on the settlement date.

### 10-15%

Of the value of your home is the recommended average that new Homeowners will spend to decorate and set-up their new home.

Source: <https://archipro.co.nz/article/how-to-decorate-a-new-home>



Ready to step into Homeownership?

Your journey hinges on those who guide you, making the choice of the right Real Estate Agent crucial for a smooth and stress-free experience.

Contact Rise Real Estate to schedule a free consultation with Brenda and either tap into her expertise or initiate the next steps in your journey!

## SOMETHING EXTRA

To boost your confidence even more when navigating the first-time home-buying process, check out the following.

- She's on the Money Podcast & Content by Victoria Devine.
- KiwiBank > Home Loans.
- The Mortgage Girls, NZ.
- Your Real Estate Agent.

