



10 steps guide for a smooth loan Process

1. How much can I borrow?

The first step involved in purchasing a house is to identify your borrowing power. Your borrowing power may vary depending on your income, expenses, liabilities and savings.

Speak to one of our mortgage specialists who will help you identify your budget.

2. Loan Pre Approval

It is always safe to get your loan pre- approved. This not only gives you an edge over other buyers who do not have a pre-approval but also gives you a strong indication of how much your repayments would be.

You also get choose the right lender and loan product that suites your needs.

3. Market Research and Expression of Interest

Keeping your pre approval as a guide, look for properties that will best suite your needs and is well within your budget. This way you can short list properties and even suburbs in which you are looking for your perfect home. Once identified, you express your offer that will be accepted by the vendor.

4. Sign the Contract of Sae and pay deposit

The contract of sale will confirm the selling price as well as any terms and conditions. Your commitment will usually be subject to lender approval, a building inspection report and a pest inspection. A deposit is required once a Contract of Sale has been signed by both parties. Consult your PJ Home Loans Mortgage Consultant to see the options available.

5. Arrange Conveyancing

Conveyancing is the process of legally transferring a property from the vendor to the buyer. You can arrange it through a solicitor or licensed conveyancer. Your conveyancer or solicitor should review the contract of sale. They should also do final check on the property and make enquiries to local authority. On settlement day, the conveyancer will check the correct amount of money has been transferred from your lender to the seller and all fees - such as Stamp Duty – are paid, so you can take legal ownership of the property

6. Cooling off period

After you exchange contracts, a legal cooling-off period may apply. During this time you may able to withdraw from the contract to buy the property. The length of the cooling-off period varies from state to state, There is no cooling-off period if you buy a home at auction.

7. Valuation

Once the purchase contract is held, PJ Home Loans organises valuation on the property through a lender approved valuer. The Valuation report will indicate the property value based on current market trend and other attributes.

8. Formal Approval

Once the valuation is received, the loan will be submitted to the lender for a formal approval. It is safe to say that one should only pay his deposit when he receives the formal approval from the bank.

9. Mortgage Documentation

After issuing the formal approval, the lender will dispatch the mortgage documents to be signed by the customer. It is important that you fully read and understand the mortgage documents before signing.

You can refer back to the ender or to one of our expert consultants for any clarifications.

10. Settlement

Usually settlement is attended by your conveyancer/Soicitor on your behalf. Your solicitor will liaise with the lender and the vendor to organise a suitable time for settlement. Once the settlement is completed, the keys are handed over and the Property is yours.