

## Cheat sheet

Track your progress along the path to home ownership by ticking off key steps as you complete them and see at a glance what's still to come. Print me out and stick me to the fridge or save me to your Desktop.

PREP PHASE	<b>Build your deposit</b> Name your savings account something inspiring like "Home Sweet Home" to keep you motivated. You will likely need at least 20% to avoid paying Lenders Mortgage Insurance (LMI) on top of your repayments.	<b>Find out your borrowing power</b> This nifty calculator will estimate how much you might be able to borrow and what your repayments could be. <a href="http://ing.com.au/home-loans/calculators/borrowing-power.html">ing.com.au/home-loans/calculators/borrowing-power.html</a>	<b>Shake these money trees</b> Check if you're eligible for a First Home Buyer's Grant in your State or Territory. Are your parents or relatives able to help out by gifting you some money?	<b>Call in the experts</b> Find a conveyancer or solicitor and a building and pest inspector so you have these ready to go when you need them.	
	<b>Research, research...</b> Set up property alerts for the suburbs and types of houses you're interested in. Look at recently sold properties in the area to get an idea of how much you'll need to spend.	<b>Write a wishlist</b> Decide what's important to you in a home. What are your property and location 'must haves', your 'nice to haves', and your absolute 'no nos'?	PRE-APPROVAL	<b>Apply for pre-approval</b> Compare home loans at <a href="http://ing.com.au/home-loans.html">ing.com.au/home-loans.html</a> . Start your application online or call us on <b>1800 100 258</b> , 8am-8pm Mon-Fri and 9am-5pm Sat (AEST/AEDT).	<b>Got pre-approval?</b> Big step! Look for the right property to make an offer on.
	<b>Open homes</b> Get a feel for whether or not you could live there. Check for renos or replacements you'd need to factor into your budget and ask the agent any questions you have.	<b>Got *that* feeling?</b> Could this be the one? Before you make an offer, request a contract.		<b>Requested a contract?</b> The contract will generally tell you what inclusions come with the house in the sale plus other important info. If any info is missing ask the agent or your solicitor.	
	READY BUYER	<b>Make an offer?</b> Eeeeeeeep! Good luck!	<b>Pre-purchase building and pest inspections</b> It's recommended you conduct a building and pest inspection before signing the contract or making the contract subject to a satisfactory building and pest inspection to avoid unexpected expenses.	<b>Offer rejected?</b> Boo! Back to looking...	<b>Offer accepted?</b> Woohoo! Share the contract with your conveyancer/solicitor for them to review. Time to schedule a building and pest inspection.
<b>FOR SALE</b>		<b>Make an offer?</b> Sometimes properties are sold prior to their scheduled auction, so if you are keen on a property, make an offer. Eeeeeeeep! Good luck!	<b>Offer accepted?</b> Woohoo! Share the contract with your conveyancer/solicitor for them to review. Time to schedule a building and pest inspection.	<b>Offer rejected?</b> Boo! Looks like we're going to an auction.	<b>Check one out</b> If you've never attended an auction before it's a good idea to attend one or two as an observer to get familiar with the process.
FOR AUCTION?	<b>Pre-auction prep</b> If you are the successful bidder, you will usually be signing the contract then and there at the auction, so share the contract with your conveyancer/solicitor for them to review before you bid.	<b>Pre-purchase building and pest inspections</b> It's recommended you conduct a building and pest inspection prior to the auction to avoid unexpected expenses in case any issues are found.	<b>Won the auction?</b> Woohoo!	<b>Outbid at auction?</b> Boo! Back to looking...	
	<b>MAKING IT OFFICIAL</b>	<b>Sign the contract and pay the deposit</b> It's getting real now! You might want to consider if you need to obtain insurance on the property at this point.	<b>Apply for full loan approval</b> Provide your lender with any outstanding documents to get the loan approved as soon as possible.	<b>Get your funds ready for settlement</b> Your conveyancer/solicitor will provide instructions for where you will transfer the balance of your funds prior to settlement.	<b>Book the removalists</b> Time to get packing and mentally decorating your new nest.
<b>Final inspection</b> Inspect the property a couple of days before settlement to check it is in the same condition as when you made the offer. If there is an issue immediately consult your conveyancer/solicitor for next steps. If all good, hooray!	<b>Settlement</b> This is the date when all conditions under the contract of sale and your mortgage must be satisfied and the remaining funds are provided to the seller. You will be entitled to possession of the property immediately after settlement.	<b>Collect the keys and move on in</b> Congratulations! Happy nesting in your home sweet home.			