



Property Sale... So you're unconditional now - what's next?

Here is our guide to help you with your move and to make sure you understand your obligations and rights once you have sold.

Deposit from purchasers

The estate agent will hold the deposit in their trust account for 10 working days. This is a legal requirement however, if for any reason you require the deposit sooner then you'll need to let us know and we will request permission from the purchaser in writing to an early release.

House keys

Make arrangements with your real estate agent for the house keys and garage door remotes etc for settlement day. Generally, the agent will hold the keys until the solicitors advise the agents the balance of funds have been paid and settlement has been completed. We don't recommend that keys are released until settlement has been completed.

What you need to do before settlement

1. Make an appointment with us to sign the necessary legal documents so that we're in a position to complete settlement for you prior to the settlement date.
2. Organise the move. Book a moving company if you're using one.
3. Make an appointment with your bank to discuss your financial arrangements, particularly if you have multiple properties.
4. Contact your service providers for telephone, electricity, gas and rubbish collection and notify them that you're moving. Ask to have all services at the property transferred to your new home or from your name.
5. Transfer or cancel any other services and organise your change of address.
6. Leave your home in a clean and tidy condition.
7. If your property is tenanted, you may have arranged with the purchaser that the tenants remain under the new ownership. If so, this should have been included in the Agreement for Sale and Purchase. If not, the property must be vacant on settlement date.
8. If your property was sold with vacant possession, then you must let the purchaser (or anyone authorised by them in writing) to complete a pre-settlement inspection prior to settlement. They will check the condition of the property, including the chattels and fixtures that are included in the sale.

Vendors' warranties and undertakings

1. You must ensure all chattels included in the sale are in reasonable working order on settlement date. Excepting fair wear and tear, they should be in the same condition they were in on the date of sale.

2. We will liaise with you to ensure all bills for water and rates on the property are paid.
3. You must ensure any chattels included in the sale are owned by you on the date of settlement. No items under hire purchase with money owing on them are permitted.