

## Steps to settling your new home purchase

Use this document as a checklist of things that needs to be done for settling your home loan.

Action	By Whom	By When	✓
Complete Loan Application and First Home Owners Grant Application (where applicable)	You and CORE lending	ASAP	<input type="checkbox"/>
Loan Application and FHOG application lodged with Lender	CORE Lending	On completion of App & receipt of supporting docs	<input type="checkbox"/>
Initial response from Lender – Indicative Approval or more information required	Lender to CORE Lending/ CORE Lending to you	2-4 days depending on lender	<input type="checkbox"/>
Indicative Approval Letter from Lender	Lender to CORE Lending/ CORE Lending to you		<input type="checkbox"/>
Pre Approvals: Provide CORE Lending with copy of contract/property details	You	As soon as suitable property is found	<input type="checkbox"/>
Property Valuation (if required)	Ordered by Lender	On Indicative Approval: Allow 2 – 4 days to complete	<input type="checkbox"/>
Mortgage Insurance Approval (if required)	Lender to Mortgage Insurer	Within 24 hours of Val received	<input type="checkbox"/>
Final Unconditional Approval	Lender to CORE Lending/ CORE lending to you	Within 24 hours of Mortgage Insurer Approval	<input type="checkbox"/>
<b>Contracts of Sale can safely be exchanged at this point.</b>			<input type="checkbox"/>
Letter of Offer Issued	Lender	Within 2 – 4 days from Final Approval	<input type="checkbox"/>
Letter of Offer checked, Signed and Executed then returned to Lender	CORE Lending, You and Your Solicitor	ASAP	<input type="checkbox"/>
Mortgage Documents Prepared	Lender	Usually on return of Letter of Offer, maybe simultaneously	<input type="checkbox"/>
Mortgage Documents executed and returned to Lender	CORE Lending, You and Your Solicitor		<input type="checkbox"/>
Title and other Searches completed	Your Solicitor and Vendors Solicitor	Before Settlement	<input type="checkbox"/>
Stamp Duty Concessions/Exemptions	Your Solicitor	Before Settlement	<input type="checkbox"/>
Stamp Duty Payment	Your Solicitor	Before Settlement	<input type="checkbox"/>
First Home Owner Grant receipt	Lender/Office of State Revenue	Immediately prior to Settlement	<input type="checkbox"/>
Settlement	Your Solicitor and Lenders Solicitor		<input type="checkbox"/>

To talk further with us at CORE Lending please drop into our office at 8/9 Longland St Newstead or call us directly on 07 32 600 600 today.

