

## Home Buying Extra Costs Checklist

Buying a property is exciting, but the purchase price is only part of the overall cost. Use this checklist to help plan ahead and avoid surprises during the buying process.

### Before You Buy

#### Finance Preparation

- Confirm your borrowing capacity
- Speak with a broker or lender
- Budget for upfront costs beyond the deposit
- Check if you qualify for first-home buyer concessions or grants
- Allow a financial buffer for unexpected expenses

#### Purchase Costs

##### Deposit

- Save your deposit amount
- Confirm how much is required for exchange and settlement

##### Stamp Duty

- Estimate stamp duty costs
- Check eligibility for concessions or exemptions
- Include transfer duty in your overall budget

#### Conveyancing & Legal Fees

- Engage a conveyancer or solicitor
- Allow for contract review fees
- Budget for property searches and settlement costs

#### Building & Pest Inspections

- Arrange a building inspection
- Arrange a pest inspection
- Review reports carefully before committing

#### Loan & Lending Costs

- Check loan application fees
- Allow for valuation fees
- Budget for settlement or lender fees
- Check if Lender's Mortgage Insurance (LMI) applies

#### Government & Registration Fees

- Transfer registration fees
- Mortgage registration fees
- Title registration costs

#### If Buying a Strata Property

- Order a strata report
- Review meeting minutes and financials
- Check for upcoming special levies
- Understand strata fees and by-laws

#### Moving Costs

##### Moving Day Expenses

- Removalists
- Boxes and packing supplies
- Cleaning costs
- Storage if needed
- Time off work

##### Utilities & Connections

- Electricity connection
- Internet setup
- Gas connection
- Update your address details

## Settlement Adjustments

- Council rates adjustments
- Water rates adjustments
- Strata levies adjustments (if applicable)

## Final Checks Before Settlement

- Confirm settlement date
- Complete final inspection
- Ensure funds are ready
- Review all signed documents
- Organise insurance from settlement day

## Anything else

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## Pro Tip

*The smoothest settlements usually happen when buyers budget for the hidden costs early. Planning ahead helps reduce stress and gives you more confidence throughout the process.*

*If you would like tailored guidance on buying property on the Central Coast, feel free to get in touch for advice specific to your situation.*