

Auction Checklist

RayWhite.

○ Pre-Approval

Get pre-approved with confidence. Contact Sandra Lay from Loan Market Precinct on 0421 370 282 for a complimentary home loan consultation.

○ Register Your Property Requirements

Speak with one of our Darwin and Palmerston suburb experts and register your property requirements. We'll keep you updated on new listings and opportunities that match your search.

○ Experience the Market

Attend open homes and auctions to build confidence and gain a better understanding of the buying process.

○ Found a Property You're Interested In?

If you've found a property you're interested in, request a copy of the Contract of Sale and any relevant documentation from your Ray White agent. Take the time to review the terms and seek legal advice if required. Your agent can also discuss deposit requirements, settlement timeframes and any conditions that may be negotiated with the seller.

○ Complete Your Due Diligence

Arrange any inspections or reports you require before auction day, such as building and pest inspections. Completing your due diligence beforehand ensures you can bid with confidence.

○ Market Research & Valuation

Before making an offer or bidding at auction, determine your maximum purchase price. While the seller's reserve price is confidential, researching comparable sales and obtaining finance advice will help ensure you're well prepared to buy with confidence.

○ Register to Bid

If you intend to bid at auction, request a bidder registration form from your Ray White agent prior to auction day. Your agent will guide you through the registration process and answer any questions you may have before the auction commences.

○ Participate with Confidence

Attend the auction with confidence, knowing you've completed your research, established your budget and are prepared to bid. Stay within your predetermined limit and bid with confidence. Your Ray White agent will be there to guide and support you throughout the auction process, ensuring you have the information and assistance you need every step of the way.

○ Successful Bid

Congratulations on securing your new property. Sign the Contract of Sale, pay the agreed deposit and complete your identity verification through AML Hub in accordance with Australia's AML/CTF legislation. Your Ray White agent will guide you through the remaining steps to settlement.

○ Finalise Your Purchase

You're almost there! Finalise your finance with Sandra Lay from Loan Market and let your conveyancer guide you through to settlement. Before you know it, it'll be time to collect the keys and enjoy your new home.

○ Pre- Settlement Inspection

Prior to settlement, complete a final inspection with your Ray White agent to ensure the property is presented in the same condition as at the time of purchase and all contracted inclusions remain with the property.

○ Collect your Keys

Congratulations! Settlement has been completed, and it's time to collect the keys and move into your new home. On behalf of the Ray White Darwin and Ray White Palmerston team, thank you for allowing us to be part of your property journey.

■ We bring the *whole* team