

McCord's

BUYERS CHECKLIST

- Ready to start looking?

Contact one of our agents to begin your search. We'll help you through every step, here's an overview. At McCord Real Estate you can be sure your best interest is being protected. We will help with you with your search.

- ▶ Confirm your finances - we will help with this.

Talk to a mortgage broker, bank or financier so you know how much you can afford to spend. Take into account extra expenses needed to cover moving, insurance etc.

- ▶ Make a list of requirements - we will help with this.

Break your list into "must have's" and "nice to have's".

For example:

Must have ... 4 bedrooms and be close to public transport.

Nice to have ... fully fenced and low maintenance.

- ▶ Research areas and prices - we will help with this.

Use our website and our multiple listing services to view homes that meet your requirements.

- ▶ Decide where you wish to purchase - we will help with this.

Take into account affordability, transport, schools and family lifestyle.

Be flexible with your area selection.

WHERE SERVICE DOESN'T END WITH THE SALE.



Roger Preul - Broker

THE McCORD Insurance & Real Estate Corp.

1229 Broadway
Box 573
Denison, Iowa 51442
Www.McCordRealEstate.com

Phone: 712-263-4694
Mobile: 712-263-0809
Fax: 712-263-4656
E-mail: Roger54@frontiernet.net

This information, although considered to be reliable, is not guaranteed.

McCord's

BUYERS CHECKLIST

General Features to Consider when searching.

Positive features:

sufficient storage space in kitchen, bedrooms and outside
level floor and sound piling
good water pressure (turn on the taps and shower, flush the toilet)
insulation (check for insulation in the roof, ceiling and walls)
which fixtures will remain (e.g. heaters, carpets, dishwasher).

Negative features:

traffic/airplane/train noise
house movement (revealed by cracked window sills or walls)
dampness (can be detected by smell and/or mildew)
leaking roof (check the wallpaper and ceilings for stains, ensure the iron is not rusty or tiles decayed)
zoning restrictions (check with the local authority)
potential flooding/slipping (check aspect of neighboring land, banks, streams)
old electrical wiring
structural defects (check for dry rot and borer).

Found the property that you want to purchase?

▶ Property Title – we help with this.

Check what type of title the property has: freehold, leasehold, unit title, cross lease.

With leasehold properties, check how long the lease has to run and the annual ground rent.

With apartments or terraced complexes, check whether the property has a Body Corporate and any associated fees.

▶ Auctions – we help with this.

WHERE SERVICE DOESN'T END WITH THE SALE.



Roger Preul - Broker

THE McCORD Insurance & Real Estate Corp.

1229 Broadway
Box 573
Denison, Iowa 51442
Www.McCordRealEstate.com

Phone: 712-263-4694
Mobile: 712-263-0809
Fax: 712-263-4656
E-mail: Roger54@frontiernet.net

McCord's

BUYERS CHECKLIST

Register your interest with the real estate agent in advance.

Arrange your finance in advance; if you are the successful bidder, the contract will be unconditional.

Make sure you have the finance available to pay a deposit on auction day.

Talk to the real estate agent to make sure you understand the auction process.

Carry out any necessary checks before the auction.

- ▶ Special Inspections – we can help with this.

If you are serious about a property but unsure of structural issues, arrange for a building inspection by a building inspector or qualified tradesperson.

- ▶ Make an offer – we will help with this.

The purchase price is negotiated by completing an offer to buy contracts along with a deposit.

We will contact the seller or real estate agent that lists the property to inform them of your offer. You may hear back that they have accepted your offer or have made a counter offer. Regardless we will contact you and help you with the next step.

If they have accepted your offer the purchase process begins.

If they have not accepted your offer or have made a counter offer we will contact you and offer our advice on the next step.

- ▶ Deposit or Escrow

When an agreement has been reached by both buyer and seller, a deposit will be payable.

This is usually around 10% of the purchase price.

Deposits are held in the real estate agent or lawyer's trust account for a minimum of ten working days.

- ▶ Use your attorney and real estate broker – we can help with this.

WHERE SERVICE DOESN'T END WITH THE SALE.



Roger Preul - Broker

THE McCORD Insurance & Real Estate Corp.

1229 Broadway
Box 573
Denison, Iowa 51442
Www.McCordRealEstate.com

Phone: 712-263-4694
Mobile: 712-263-0809
Fax: 712-263-4656
E-mail: Roger54@frontiernet.net

McCord's

BUYERS CHECKLIST

When you make an offer on a property, make sure a copy of the contract is sent to your attorney. Follow their advice.

Your mortgage lender will begin the loan process on your behalf, be ready with all the necessary financial information to speed the process along.

These businesses will help move the purchase process along the necessary steps.

They will contact you when they need more information and/or are ready to close the loan on your property.

▶ Final inspection – we will help with this.

You have right to make a final inspection of the property prior to settlement to ensure it is in the same condition as when you first inspected it. This can be arranged through the real estate agent.

▶ Keys are yours. Congratulations!

McCord's Insurance and Real Estate Corp. will be glad to help you in many ways:

Provide insurance for you, your family, your business as well as your new home.

Our agents will be willing to help you again when your ready to move to another property... expanding family, empty nest, new job location, etc.

WHERE SERVICE DOESN'T END WITH THE SALE.



Roger Preul - Broker

THE McCORD Insurance & Real Estate Corp.

1229 Broadway
Box 573
Denison, Iowa 51442
www.McCordRealEstate.com

Phone: 712-263-4694
Mobile: 712-263-0809
Fax: 712-263-4656
E-mail: Roger54@frontiernet.net

This information, although considered to be reliable, is not guaranteed.