Countdown for **HOME SELLING**

Aspiring Law

62 Ardmore Street, Wanaka PO Box 50, Wanaka 9343 New Zealand Ph: 0800 277 529 reception@aspiringlaw.co.nz www.aspiringlaw.co.nz

KEY to the parties:

E

👤 Seller

Buyer



O Real Estate Agent Follow us on Facebook, and keep up to date on the latest in legal news.

A. Before you sign the Sale Agreement

01 🔒	Talk with us:	03 🕯	Appoint real estate agent.
	records.	04 🛔	Decide which chattels are to be included in the house price.
i	 Check with your lender how much is owing on mortgage to determine the minimum sale price required. 	05	Sign real estate agency agreement.
	 Decide on sale method (real estate agent or private sale). 		Negotiate with prospective buyers.
	 Discuss real estate agent's commission rates and advertising 	07 📫	Talk with us before signing the Agreement. We will review it to ensure all the necessary conditions are included.
	arrangements.	08	Sell house.
02	Compare real estate agents' marketing plans etc.	09	If your property is owned by a trust, ensure all trustees are involved in the decision-making.

B. On signing the Agreement

01 🛔	Start shopping around for moving company and make booking.	03 🟜	Advise lender (after the Agreement becomes unconditional).
02	Satisfy any outstanding conditions.	04°	Contact purchaser's lawyer.

C. When the Agreement becomes unconditional

01 🛍	Receive deposit from purchaser.	04 °	Advise lender to arrange Discharge of Mortgage.
02 	Begin to arrange packing.	05 m	Check PPSR Register regarding finance on chattels.
02.	Dispose of unwanted items (garage sale,	-	

Trade Me, donate to charity shop).

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D. Three weeks before settlement



Arrange new telecommunications connections.



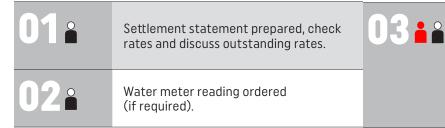
Cancel house insurance for sold property, effective from settlement date.

If you are selling a unit title property,

purchaser's lawyer.

you must supply a copy of all insurance policies effected by the body corporate and the Section 247 certificate at least five working days before settlement to

E. Two weeks before settlement



F. One week before settlement



G. Five days before settlement

01	Arrange to sign transfer authority (A & I forms).	04	Ensure all chattels are in working order and attend pre-settlement inspection with buyer.
02	Do final sorting of items to be packed by moving company.	05	Make sure you have all the keys available
03	Pre-inspection by buyer, if requested.		to all exterior doors, window locks, garage door openers, plus burglar alarm instructions.

H. On the day

01 🛔	Read gas and electricity meters and advise utility companies of readings.	03 °	Mortgage repaid.
02.0		04	Keys handed over to new owner.
UZ	Moneys received from buyer's lawyer.	05 °	E-dealing released at LINZ.

I. After settlement

01

Payment of water and general rates.



Local authorities notified.

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