

Successful 6 Our tips to help!

We know conveyancing

MinterEllison Gold Coast knows that buying or selling a home or investment property will often be one of your most significant financial decisions. We know that:

- you need the residential conveyancing process to be **clearly and regularly explained, straightforward as to next steps and ultimately stress-free.**
- you are looking for an **experienced, service-orientated law firm to guide you through the transaction** (being available to answer any questions or concerns that may always arise from time to time) and **be a safe pair-of-hands for you.**

We help buyers

If you are looking to **buy**, we always recommend:

1. **Review:** asking MinterEllison Gold Coast to conduct an initial review of the Contract before you sign on the dotted line. This value-added service is offered to provide you peace-of-mind and help identify (and resolve) any preliminary issues with the Contract.
2. **Talk:** speaking openly to your lawyer or paralegal about the transaction. MinterEllison Gold Coast routinely prepare special conditions, which includes making the Contract conditional on due diligence, building and pest inspections and/or finance approval.
3. **Update:** keeping in regular contact with your bank (or asking MinterEllison Gold Coast to do so) to ensure that the bank's requirements for settlement are known and satisfied well before the settlement date.

We help sellers

If you are looking to **sell**, we always recommend:

4. **Vacate:** making sure you remove all possessions from your property with enough time before settlement. Alternatively, if your property is tenanted, arrange for your agent to issue a valid notice within the appropriate timeframe to bring the tenancy to an end.
5. **Withhold:** withholding (or at least exercising caution) in allowing the buyer early access to your property. This avoids difficult circumstances down the track if settlement does not proceed on the settlement date (for example, due to the conduct of the buyer).
6. **Monitor:** carefully monitoring key dates and special conditions (or asking MinterEllison Gold Coast to do so), which includes conditions around commission payments to your Seller's agent.