



# First Home Buyer Checklist (Australia, 2025)

## 1 Pre Purchase Planning

- Clarify your goal: Lifestyle, security, or stepping stone?
- Budget & deposit: Set up a dedicated savings account.
- Check your credit score and improve any issues early.
- Government support: Research First Home Owner Grant, First Home Guarantee, First Home Super Saver Scheme, state stamp duty concessions.

## 2 Finance Preparation

- Compare lenders or use a mortgage broker; request conditional pre approval.
- Stress test affordability for at least a 2 % interest rate rise.
- Understand LMI, offset/redraw, and fixed vs variable options.

## 3 Property Search & Due Diligence

- Short list suburbs (growth drivers, infrastructure, vacancy rates).
- Attend open homes/auctions; keep emotion in check.
- Obtain building & pest (and strata) inspections.
- Engage a solicitor/conveyancer to review the contract of sale.

## 4 Making the Offer

- Choose strategy (private treaty vs auction).
- Include finance, inspection, and due diligence clauses if possible.
- Pay the holding deposit when terms are accepted.

## 5 Finalise Loan & Settlement

- Provide outstanding documents for unconditional approval.
- Sign mortgage and transfer documents.
- Arrange building/home insurance (required before settlement).
- Conduct pre settlement inspection.
- Book removalists; connect utilities; redirect mail.

## 6 Post Settlement Essentials

- Set up automated repayments and an offset account.
- Create a maintenance & emergency fund.

► **Get in touch today!**

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