

## BUYING PROPERTY – COST OVERVIEW

### Lender's fees

Fees will vary from lender to lender, so be sure to find out what costs are involved before you sign up with a lender for your home loan.

### Property valuation fees

Property valuations will vary depending on the company or individual you use to do your valuation and the 'depth' to which the analysis and report goes into for your location and property value.

### Stamp duty

Tax charged by state governments on the purchase price and will vary from state to state but are, on average between 3% and 5%.

### Registration of transfer fees

These fees cover the registration of your property ownership with the relevant state office and will vary from state to state.

### Inspection costs

Depending on whether you have building and pest inspections done and the extent to which they are required, your costs will vary. Make sure you get an indication up front of costs and what you will receive by way of a report.

### Legal fees / conveyancing fees

Ask your solicitor or conveyancer what sort of fees they will charge you to manage the conveyancing costs required for your new property (and sale of your old one if relevant).

### Mortgage insurance

Most lenders will charge you a mortgage insurance premium to ensure that they are covered if you are unable to meet your mortgage repayments. Again, these costs will vary according to your lender and their requirements.

### Moving costs

You can use a professional removalist company or 'do it yourself' – either way you will be up for anything from \$500 upwards. If you move interstate your relocation costs may be quite significant, so it is worth 'shopping around' to find the cheapest deal.

### Temporary accommodation costs

If you need to move out of your existing home before you can move into your new home, you may need some interim accommodation. Costs will vary depending on the type of accommodation.

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### **Cleaning costs**

Make sure you source quotes and know exactly what the cleaning company will do as part of their cleaning services.

### **Real estate agent's fees**

If you're selling your home in order to buy a new one, you will need to pay fees to your real estate agent for their services.

### **Homeowners insurance**

Homeowners insurance covers you against any risk of damage to the building – before you move in.

### **Home and contents insurance**

Costs for your home and contents insurance will vary according to your provider, the size / value of your home and the value of your contents.

### **Life, total permanent disability and trauma insurance**

It is advisable to insure the primary mortgage payer in case of death or disability.

### **Income protection insurance**

You can't meet repayments if you are unemployed, so it is advisable to take out income protection insurance.

### **Utility connection costs**

You will need to consider the costs associated with the connection or re-connection of key utility services.

### **Council rates**

You will need to pay rates to your local council. These vary from council to council and state to state.

### **Body Corporate fees**

If you are moving into a home that comes under body corporate governance, due to any shared common property, then you will need to pay Body Corporate fees.

### **New furniture and appliances**

You may need (or want) to purchase new furniture and appliances in order to furnish your new home... set yourself a budget!!

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