

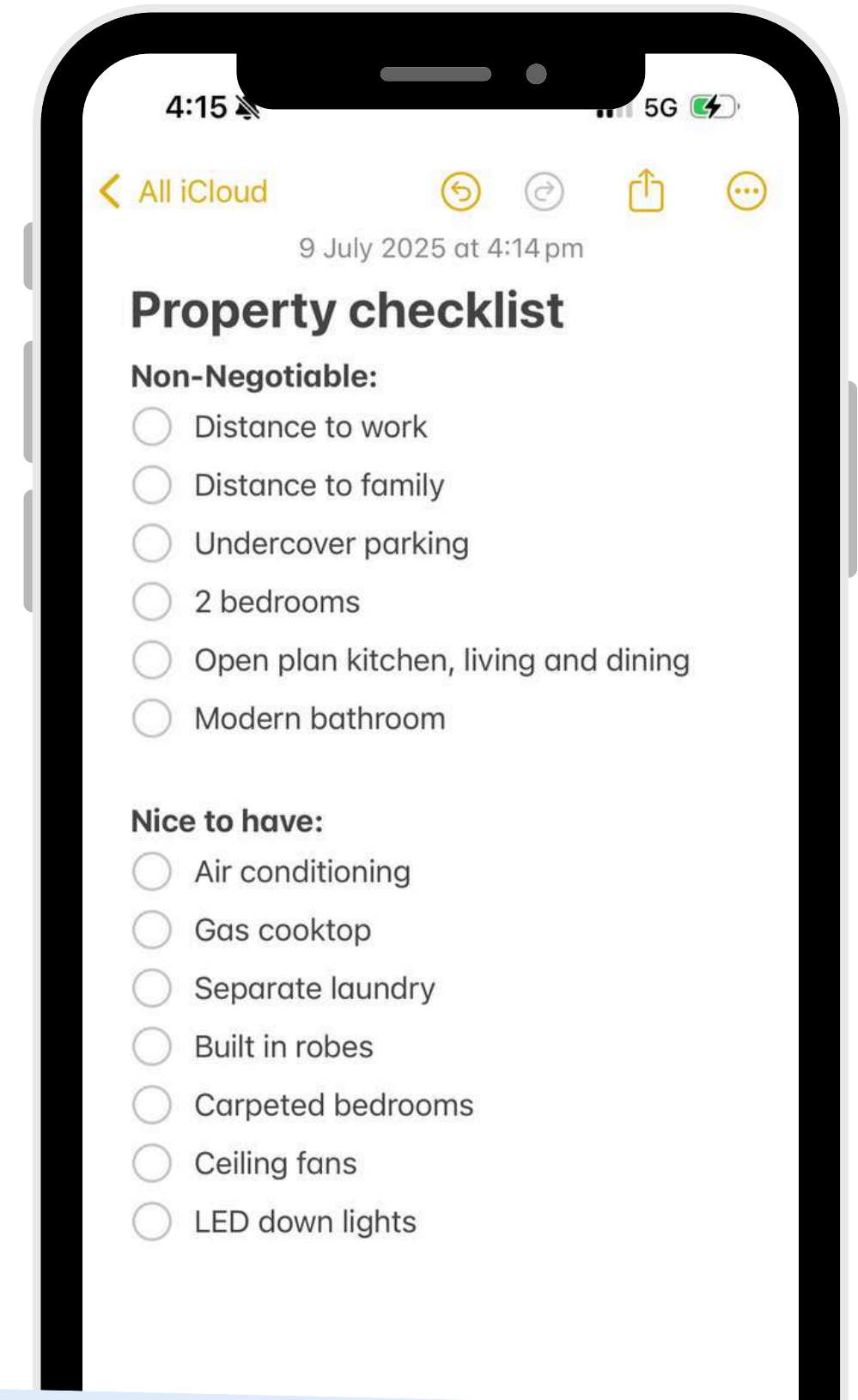
# PROPERTY CHECKLIST

**Know what you want and don't want**

# THE CHALLENGE

## Create a property checklist

- Buying a property is one of the biggest financial and lifestyle decisions you'll ever make.
- It's easy to get overwhelmed by emotions during inspections.
- Without a checklist, buyers risk:
  - Overlooking essential features
  - Getting swayed by “shiny extras”
  - Making costly mistakes



# THE SOLUTION

Create a property checklist

A Property Checklist gives you:

- Clarity – Know what's truly essential.
- Focus – Stay on track during inspections.
- Confidence – Compare properties side-by-side objectively.
- Control – Helps balance budget with lifestyle wants.



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# THE NEEDS AND THE WANTS

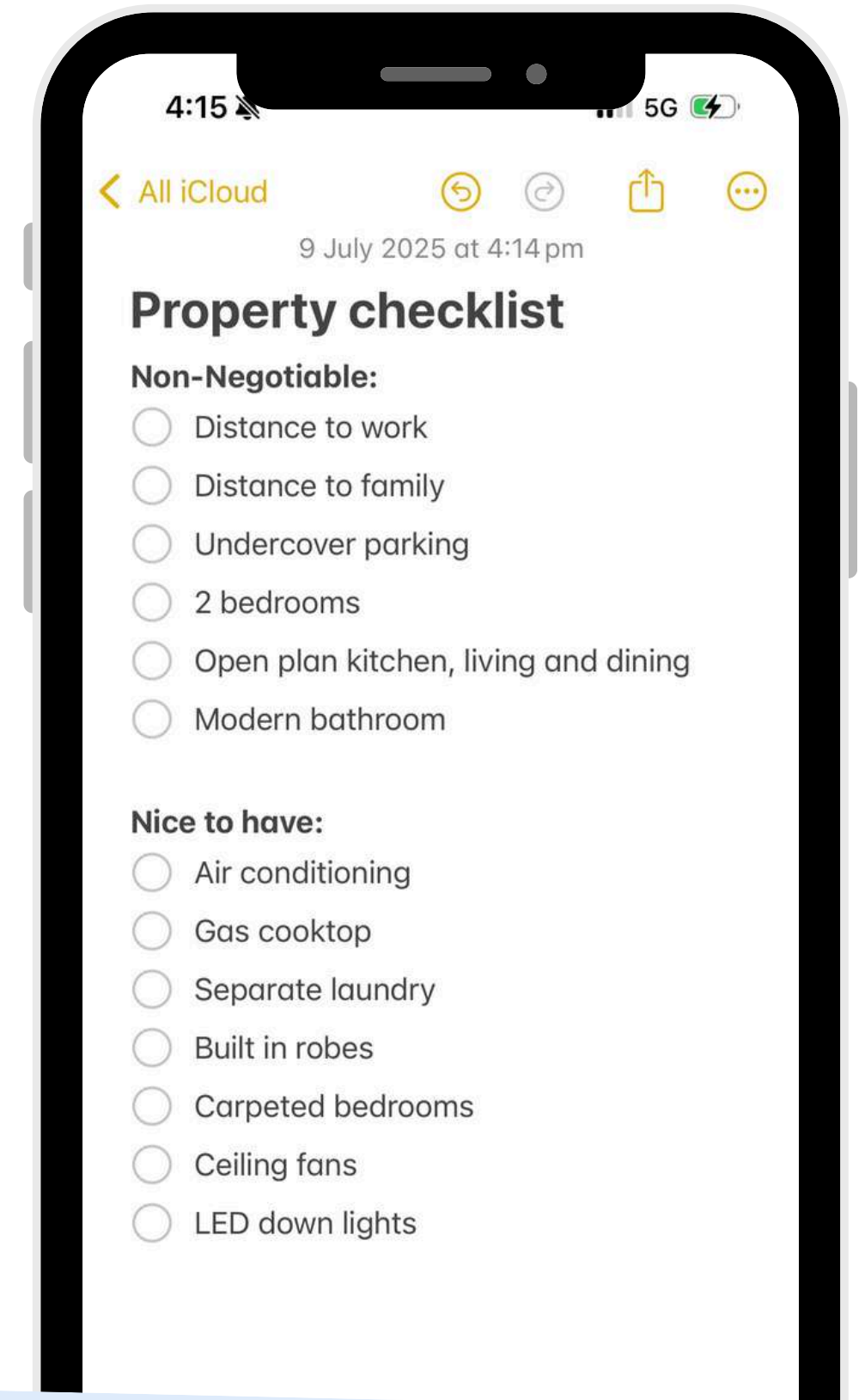
Create a property checklist

## Non-Negotiable

- Things that cannot easily change
  - Location
  - Number of bedrooms
  - etc

## Nice to Have

- Things that you could add or change overtime
  - Airconditioning
  - Gas Cooktop
- Things that you like the idea of but it isn't going to be a deal breaker





# THE BENEFITS TO YOU

Create a property checklist

- Reduces stress and second-guessing.
- Helps you make decisions with logic, not just emotion.
- Ensures you buy a property that fits your life today and in the future.
- Empowers you to negotiate and prioritise confidently.



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EXAMPLE  
Know what you want

Must haves

Nice to haves

PROPERTY NAME	OXFORD STREET	ABBNEY ROAD	BACK STREET	MADISON AVENUE	SEASEME STREET	RAMSEY STREET	WALL STREET	JUMP STREET	PENNY LANE	ELM STREET
NEW BUILD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UNDER MAX PURCHASE PRICE	✓	\$25,000 ABOVE BUDGET	✓	✓	✓	✓	\$35,000 ABOVE BUDGET	✓	✓	✓
3 BEDROOM	✓	✓	✓	✓	3 BEDROOM BY 3 <sup>RD</sup> IS SMALL	✓	4 BEDROOMS	4 BEDROOMS	✓	✓
LOCKUP GARAGE	✗	✗	✗	✗	CARPORT NO LOCKABLE	CARPORT NO LOCKABLE	CARPORT NO LOCKABLE	✓	✓	✓
CLOSE TO UNLEY PRIMARY SCHOOL	✓	✓	✓	✓	✗	✗	✗	✓	✓	✓
ENOUGH LAND FOR LAWN	✗	✗	✓	✗	✗	✓	✓	✓	✗	✗
NORTH-SOUTH FACING	✓	✓	✗	✗	✗	✗	✗	✓	✓	✓
SEPERATE TOILET	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓
ENSUITE	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓
AIR CONDITIONER	✓	✓	✓	✓	ONLY ONE SPLIT IN THE LIVING ROOM	✓	✓	✓	✓	✗
BATH IN MAIN BATHROOM	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗
SOLAR AND BATTERY	SOLAR - NO BATTERY	NO SOLAR OR BATTERY	SOLAR - NO BATTERY	NO SOLAR OR BATTERY	NO SOLAR OR BATTERY	SOLAR - NO BATTERY	SOLAR - NO BATTERY	SOLAR - NO BATTERY	BOTH SOLAR AND BATTERY	BOTH SOLAR AND BATTERY
SEPERATE LAUNDRY	✓	✓	✓	EUROPEAN LAUNDRY	EUROPEAN LAUNDRY	EUROPEAN LAUNDRY	EUROPEAN LAUNDRY	✓	✓	✓
SECURITY SYSTEM	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓
INDUCTION COOKTOP	✓	✓	✓	✗	✗	✓	✓	✓	✗	✓
LED LIGHTING	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
WATER TAP FILTER	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗
BUILT IN WARDROBE	✓	✗	✓	✗	✓	ONLY IN MASTER BEDROOM	✓	✓	✓	✗



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# INSTRUCTIONS

## Create a property checklist

- Download this document
- Open in PDF viewer
- Print page 8
- Grab a pen
- Start to fill it out



PROPERTY CHECKLIST PRINT OFF

Know what you want

Must haves	Property Name									
Nice to haves										





# DO YOU THINK YOU ARE READY?

## Action Item 1

### BOOK A STRATEGY CALL

What does our complimentary strategy call include;

- Grant and concession qualification check
- Current borrowing capacity
- Target borrowing capacity
- Current maximum purchase price
- Target maximum purchase price
- Target deposit required
- Initial lender options
- Initial loan repayments
- Action plan for next steps
- Only if you are ready we can prepare for lender pre-approval



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# BOOK A STRATEGY CALL

Create a property checklist

Create a property checklist

## BOOK A STRATEGY CALL



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