

UZO Finance

Investment Loan Checklist



Disclaimer

This advice has been prepared without considering your objectives, financial situations or needs. Before acting on the advice, you should consider whether it is appropriate for your circumstances. Please contact UZO Finance Broker to discuss your unique circumstances for a personalised loan strategy which suit your needs. This booklet is copyrighted and must not be reproduced without express permission from UZO Finance Group.



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Introduction



UZO Finance Group is a specialist mortgage broker based in Melbourne and provides our services across Australia. We specialise in home loans, business, commercial & development loans, asset & equipment finance, and personal loans. Are you a first home buyer, investor, developer, business person, tradies, professional including medical, legal, entertainment, and sports? Connect with us. With a combined over 20 years of experience and expertise in sales, consulting, and research, we are your premier finance partner in getting loans approved. With access to vast range of finance and loan products and services from our lending partners, we are uniquely positioned to offer you personalised and competitive loan strategies to achieve your goals.

Investment Loan Checklist



01

Speak with a professional early

Whether you are a first-time or seasoned investor, the home-buying process can be complex. Your UZO Finance Mortgage Broker will be a valuable connection. Also a conveyancer or solicitor, real estate agent, accountant can provide valuable insight to ensure a smooth experience.

02

Know your budget

Buying your investment home involves getting a clear understanding of your and knowing financial situation and capacity. Review your income, expenses, savings and decide on how much you are willing to spend on your investment.

Investment Loan Checklist



03

Research the market

Australian property market is unique and diverse. Research the area you want to buy, attend property viewings, speak with local real estate agents who are able to advise you on current market conditions. Make a list of must-haves and remain informed on the market trends.

04

Obtain pre-approval

Connect with your UZO Finance Mortgage Broker you can support you with getting your finance pre-approved. This step gives you confidence on how much you can borrow allowing you to make an offer when you find a property which meets your needs.

Investment Loan Checklist



05

Make an offer on property

Make an offer on your desired property. It is advisable to make this offer contingent on full finance approval (subject to approval). The vendor may accept your offer or further negotiations might be needed based on the current offerings. You may have to put down deposit which is generally 5%-10% of the purchase price.

06

Understand legal contract

Consult with your solicitor or conveyancer to help you review and understand the contract. This contract will include your offer, settlement date, other conditions. It is important to discuss with your UZO Finance Broker so that the formal loan application process will be initiated.

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Apply for formal approval

Your UZO Finance Broker will apply for a formal loan approval. Independent valuation of the property will be organised by the lender. You may also be required to provide proof of building insurance at this stage. Your UZO Finance Broker can help you arrange this.

08

Arrange for pest and building inspection

Prior to exchanging contracts, arrange for an independent building and pest inspection by a registered practitioner. This step can potentially save you unexpected cost of repair. Check with your local and state government for any future development that may impact your property.

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09

Sign Contract

When you are confident and certain that the property is perfect for you, the contract is signed and exchanged between you and the vendor. You can request a cool-off period depending on the state you are located. Your solicitor and conveyancer will guide you on this step.

10

Finalise settlement

This step generally take places within 3 months of contract exchange. All fees and duty are paid. The seller receives the balance of payment and ownership of property is transferred to you.

Congratulations.

Why use UZO Finance?



L

Loan

Our suites of loans are comprehensive. This include home, commercial, business, personal and asset finance.

O

Option

We have diverse pool of lenders. We can provide you personalised options based on your need.

A

Accredited

We are qualified, experienced and accredited with multiple lenders.

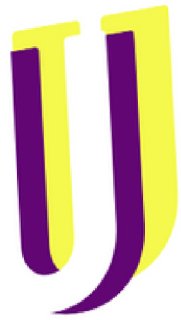
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Negotiate

As part of the loan application process, we are in contact with lenders, real estate agents, solicitors, conveyancers on your behalf.



UZO Finance



UZO Finance

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