

BUYING YOUR HOME **AT AUCTION**

Harcourts



With you all the way



THE BENEFITS OF BUYING AT **AUCTION**

- **You know exactly who your competition is on the day**
- **All buyers are given fair opportunity to buy**
- **Negotiations are open for all to see**
- **You know you are dealing with sellers who want to sell on the day**
- **At the fall of the hammer, the auction is final and, if your bid is successful, the property is yours with no further negotiations, and the contract is signed then and there.**

If you're thinking about attending upcoming auctions, this guide will help to prepare you for the day, answer any questions you might have and help to make the process as easy as possible.

An auction is an exciting, competitive environment where everything is out in the open. You can see your competitors and keep track of each and every bid. Buying at auction avoids the traditional offer/counter-offer negotiation process. If the bid is accepted you'll have the satisfaction of knowing you have purchased at 'true market value'.

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**A SUCCESSFUL BID:
THE TRUE MARKET VALUE.**

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PREPARING FOR AN AUCTION

Once you have identified an auction property that you're interested in, it's important to have your finances organised by the auction date. This is also a good time to get all of your other affairs sorted, such as finalising the sale of your existing property, organising a property check and familiarising yourself with all the auction documents. Your solicitor can also inspect the title of the property and investigate all legal matters relating to your prospective purchase.

This time is also when your Harcourts sales consultant will help you gain a better insight into the local market – a very important consideration when trying to assess the market value of the property. You could also consider obtaining an independent property valuation as a further guide. If you've never attended an auction before it's a good idea to have a look at a few before attending the auction of the property you intend to purchase. This will help you to become more familiar with the auction process. It's also good to note that sometimes, after all of this, the property may not go to auction on the auction date. Often a property is purchased by 'prior agreement'. In this instance you can submit an offer to the seller for their consideration – a key step of identifying your interest in the property.

Let the Harcourts sales consultant know if you are interested in a particular property. Then, if another buyer submits an offer prior to the auction, you'll be contacted and given the opportunity of submitting your own offer. Note also that with multiple offers submitted prior to auction, the sellers may decide to bring the auction forward. If you've made an offer, you will be notified if the auction is brought forward. Inspect the property as many times as necessary and, if you have any doubts, arrange for a builder, plumber, electrician or any other tradesperson to accompany you.

Also check the auction documents. Make sure you're familiar with and understand all the details and conditions of sale (the deposit, possession date, settlement date, balance of payment, list of chattels, the title, registered interests on the title, etc). You don't want any unexpected surprises on auction day.

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YOUR HARCOURTS CONSULTANT WILL GUIDE YOU THROUGH EVERY STEP.

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SORTING OUT YOUR FINANCES

If you plan to buy at auction, it's important to have your finances sorted out well before auction day to avoid disappointment. Buying a home through auction is a little different as sales by auction are unconditional, so it's vital to have finance confirmed in writing before you bid. Make sure you have a clear budget in mind for the property, and ensure you stick to it. If you are the successful bidder on auction day, the only thing left to do will be to sign the contract of sale.

How much deposit will you need to buy your home?

At auction you will need to have up to 10% of the purchase price ready to go at the fall of the hammer. Most lenders will require you to have a 10% to 20% deposit for your home loan as well. For example, if you wish to purchase a home worth \$400,000, you would require a \$40,000 to \$80,000 deposit. Talk to your local Harcourts sales consultant about our partner, Mortgage Express. Mortgage Express has mortgage advisers who can help you find the loan that is right for your circumstances.

Budget

Create a budget to determine what you can realistically afford to spend on mortgage repayments. Your budget should include all your regular outgoing expenses along with estimates for the cost of home ownership (insurance, rates, interest on your mortgage, applicable body corporate charges and maintenance for your home). These costs will vary depending on where you live and the type of home you wish to buy.

Mortgage calculator

Once you've worked out your budget, you can use a home loan repayment calculator to get an idea of what your mortgage repayments would be. The website mortgage-express.co.nz has some useful tools you can use. It's probably a higher figure than you are used to paying in rent but the benefit is that instead of being an expense, your mortgage repayment is paying off a capital investment. If you're happy that you can afford to pay this amount each month, then you can start looking at financing.

Pre-approved finance

Approach lenders to get written finance pre-approval so that you know what price range you can look at for your new home. Given your income and financial commitments, banks will provide a pre-approved amount (to which terms apply), beyond which they will not lend. This gives you a ceiling for the maximum you can spend on buying your first home.

Mortgage advisers

Mortgage advisers can help you find the best deal from lenders. Remember, mortgage advisers' fees are paid for by the lender, not you. A Mortgage Express mortgage adviser has the knowledge and expertise to find the best option to suit your needs. A home is one of the most significant investment decisions you will make and they're here to make sure that you know the different ways you can structure your loan and what the different lenders will offer you.

Financing your home

Along with your savings, there are other sources of income that can help to supplement your deposit. For instance, if you are a first home buyer and meet certain criteria you may also be able to secure a first home owner's grant. These differ around the country, so make sure you look up your entitlements. You may also like to consider entering a shared ownership agreement or enlisting the help of a guarantor through friends or family if you don't have enough savings or a high enough income on your own. If you already own a property, depending on its value you may be able to use the equity in your current home to help secure financing for the purchase of your new property. Talk to your Mortgage Express mortgage adviser about the options available to you.

FREEPHONE 0800 226 226
WWW.MORTGAGE-EXPRESS.CO.NZ





DOING YOUR RESEARCH

Once you have your finances in place, you've worked out your borrowing capacity, and sought pre-approval on your home loan, it's now time to get to know the market. If you have identified the property you intend to bid on, have a look at recent sales in the neighbourhood. A great place to start is online. There are lots of property comparison sites on the web that will give you an indication of the average sale price of houses, land and units in an area.

Also take a look at how a neighbourhood has fared over the last five to 10 years. Have prices steadily increased, stabilised or been in decline? These figures can help you to determine if the property will be a good investment over the long-term.

“ A GREAT PLACE **TO START IS ONLINE.** ”

www.teamharcourts.co.nz

INSPECTING PROPERTIES

Take advantage of an open home and use the time to perform a thorough property inspection. Later on, you'll want to engage the services of a professional to inspect the building's structure and for pests. Again, this must be done before auction day.

For more information on inspecting properties, talk to your Harcourts sales consultant.

“ ENGAGING THE **SERVICES OF A PROFESSIONAL**
IS A MUST FOR COMPLETE PIECE OF MIND. ”

MAKING A PRE-AUCTION OFFER

If you find the right home for you which is offered through auction, you have the opportunity to submit a pre-auction offer to the sellers. It's important to understand that all pre-auction offers must be unconditional. This means the offer will be made without the conditions of property inspections, or being subject to finance etc. You must submit your offer to the Harcourts sales consultant or the Harcourts auctioneer in writing on a Particulars & Conditions of Sale of Real Estate by Auction form, which they can supply to you when you make your offer. You will also be required to submit a deposit of up to 10% of the purchase price or whatever deposit the seller has approved.

If your offer is not at an acceptable level and no counter offer is made by the seller, we will inform you of this, and return your full deposit. The auction will then proceed as planned. If the offer is at an acceptable level, the seller will sign the Pre-Auction Offer Vendor's Form, and a copy will be provided to you immediately. The seller does not sign the offer at this stage. All other interested parties are then contacted and told that an unconditional offer to purchase the property has been received and will be accepted by the seller unless a better offer is received. They will then be informed of the time, place and manner for the opportunity to make their better offer.

If any other interested party wishes to make an offer, we will bring the auction forward, or present the offers as multi-offers (with you having the right to increase your offer).

ON AUCTION DAY

On the big day, it will be your last opportunity to ask questions before the bidding begins.

The auctioneer will begin by reading the terms and conditions of the contract of sale – listen carefully as these may have changed. The auctioneer will then talk generally about the property. Most auctions are held 'subject to a reserve price' – the price below which a property may not be sold. When this level has been reached, the auctioneer will then announce that the property is for sale or 'on the market'. Making a bid simply involves making any gesture to attract the attention of the auctioneer and stating your bid.

Be aware that any bid you make could be the one that buys the property, so bid only within your means. When a property fails to reach the reserve price it is 'passed in'. After being passed in, the property will now be open to the market, and everyone will have equal opportunity to submit their offer. Some properties that go to auction may have conditional buyers who are interested in purchasing the home (that is, buyers who can't bid under auction terms and conditions). These prospective buyers can take advantage of a property that has been passed in and may make an offer, so if you are in a position to bid on auction day, give it your best shot and come prepared to put forward your best offer. If you're successful on the day you'll be asked to sign the contract and pay a deposit. This is normally 10% of the purchase price, but it is advisable to always double check with the Harcourts sales consultant before the commencement of the auction.



COMPLETING THE PURCHASE

Before settlement, your solicitor will undertake the necessary searches with respect to the property and your lender will prepare the mortgage documentation.

On the day of settlement your solicitor or conveyancer will exchange with the seller's solicitor:

- **Monies**
- **Transfer documentation**
- **Keys to the property.**

Once settlement has been completed, your solicitor will register the transfer and necessary documentation with Land Information NZ. Remember that with auctions, all property inspections should have taken place before auction day. Whilst you can attend a pre-settlement inspection if you wish, the sale must take place even if the property does not pass an inspection. However, the property must be in the same condition in which it was originally inspected.

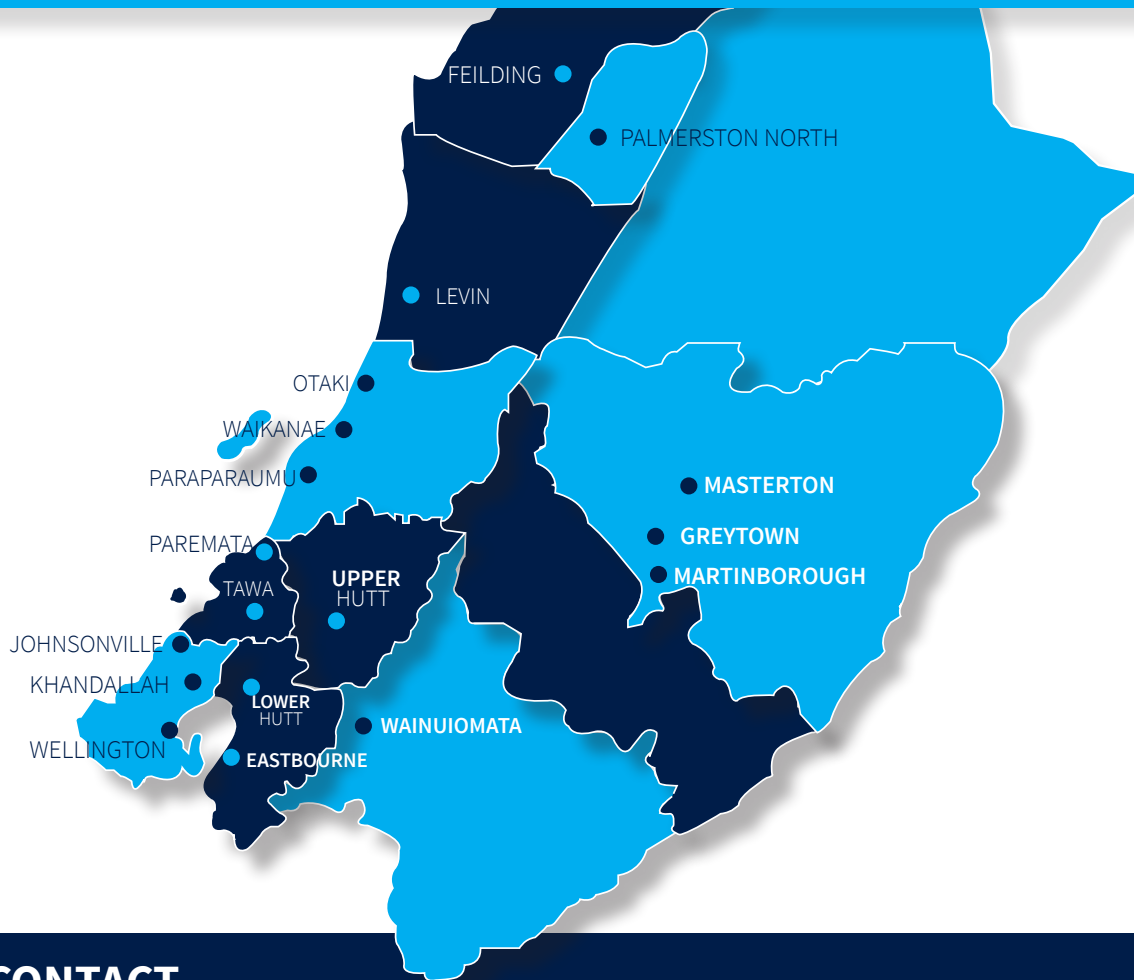
For more information about selling a property visit www.reaa.govt.nz/forbuyersandsellers.

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**POSSESSION OF THE
PROPERTY USUALLY
TAKES PLACE ON THE
SETTLEMENT DAY
ALTHOUGH THE SELLER
AND BUYER CAN AGREE FOR
THESE DATES TO BE DIFFERENT.**

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YOUR LOCAL HARCOURTS OFFICES



CONTACT

HEAD OFFICE	04 233 2954	PAREMATA	04 233 9233	EASTBOURNE	04 562 8008
FEILDING	06 323 1088	UPPER HUTT	04 528 0435	WAINUIOMATA	04 564 7310
P.NTH	06 356 8688	TAWA	04 232 4178	GREYTOWN	06 304 8488
LEVIN	06 368 8449	JOHNSONVILLE	04 477 4444	MARTINBOROUGH	06 306 9219
OTAKI	06 364 5284	KHANDALLAH	04 479 7911	MASTERTON	06 378 8833
WAIKANAЕ	04 902 9631	LOWER HUTT	04 569 2096	TEAM GROUP RENTALS	04 576 2045
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