

# AUCTION PREPARATION GUIDE

Buying a property at auction is a **CASH, UNCONDITIONAL PROCESS**, which means you'll need to:

1. Confirm your finance.
2. Be completely satisfied with the condition of the property; and
3. Take advice from your solicitor before bidding.

To ensure you're fully prepared, we've outlined the key steps below to help you navigate the process with confidence.



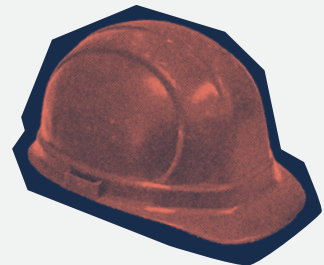
## CONFIRM YOUR FINANCES

- Ensure your finances are in order before auction day.
- Contact your mortgage advisor to confirm unconditional approval from your lender.
- Your lender may require additional documents, such as the auction agreement (Particulars and Conditions of Sale) or earthquake repair documentation.



## ARRANGE INSURANCE COVER

- Insurance cover is essential to secure finance.
- Many buyers recommend AA Insurance for their straightforward process. Contact them on **0800 500 231**.
- Use the **Cordell Sum Insured Calculator** to determine your sum insured.
- Securing insurance early is highly recommended.



## BUILDING REPORT

At auction, properties are sold as you find them, so it's important to be completely satisfied with its condition before bidding.

Although our vendors may have supplied a building inspection report, you may wish to:

- Have a building professional review the report and offer advice.
- Obtain your own building report for peace of mind. **Click here** for a list of inspectors.



## LEGAL ADVICE

It's important to have a solicitor review the following documents:

- LIM
- Title
- Auction agreement

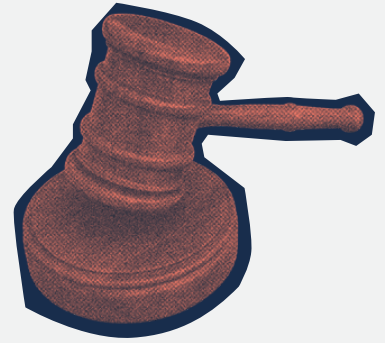
A solicitor will ensure you're fully informed and identify any potential concerns. If you haven't already engaged a solicitor, simply [click here](#) to find one.



## DEPOSIT AND SETTLEMENT

- Be prepared to pay a 10% deposit on auction day.
- Review the settlement date outlined in the auction agreement.

If you require flexibility on the deposit or settlement terms, contact us to discuss arranging a variation. In most cases, we're able to make something work.



## REGISTER TO BID

After completing these steps, you're ready to register for the auction. If time permits, you might consider making a **pre-auction offer**.

Contact us to explore this option further.

CONTACT US

## NOT IN A POSITION TO BID?

Sometimes, circumstances prevent buyers from completing all the above tasks in time for the auction—and that's okay. If this applies to you:

- Work on satisfying as many of your conditions as possible.
- Consider submitting a conditional offer prior to the auction.
- Please note: Conditional offers will be presented but are unlikely to be accepted prior to auction.



**JONATHAN  
BORCK**  
021 106 7276

**CALEB  
GRIFFIOEN**  
0276 370 231