

THEM - US

- Review the Offer and Acceptance Contract
- Unlimited phone support
- Unlimited office attendance
- No Hidden Costs
- Individual Member of AICWA
- Corporate Member of AICWA
- Certified Practising Conveyancer Accredited
- Electronic Conveyancing Accredited
- Actively effecting settlements in the electronic platform via PEXA
- Licensed and experienced conveyancers
- Direct and immediate access to your conveyancer 7 days a week
- Experienced and knowledgeable support staff
- All standard postage, telephone, facsimile and photocopying
- Liaise with you, your real estate agent, finance broker or banker REGULARLY via telephone call, sms and emails throughout the transaction to ensure all parties are kept fully informed
- Search certificate of title to confirm correct property ownership.
- Search any relevant plans and/or encumbrances
- Provide copies of all searches, plans and encumbrances to you to establish your satisfaction with the correct Lot being sold or purchased.
- Conduct and/or provide Verification of Identity service
- Advise local government authorities of a change in ownership and specified settlement date
- Request orders and requisitions relating to the property and provide a copy to you for your information
- Attend to the adjustment of rates and taxes
- Prepare settlement statements and provide copies to necessary parties
- Properly account for all funds expended or held in the trust account
- Liaise regularly with relevant parties to determine all conditions of the contract have been satisfied.
- Advise you once conditions have been satisfied
- In the event there is a problem with conditions not being satisfied we work with all relevant parties towards achieving a satisfactory outcome. NO PASSING THE BUCK!
- Prepare and/or provide the Transfer of Land document to you for signing (includes overseas clients)
- Stamp contract and Transfer via in house Revenue Online service
- Check search the title for any dealings immediately prior to settlement
- Schedule settlement on your behalf
- Notify you, your real estate agent and finance broker/banker of the settlement booking time.
- Attend settlement on your behalf
- In the event settlement is called off we will re-schedule and re-attend
- Notify you, your real estate agent and finance broker/banker to offer congratulations immediately settlement has been effected.
- Attend to payment of all outstanding rates, taxes, levies and condition invoices (termite inspection, building inspection)
- Pay the selling fee and/or marketing expenses to your real estate agent
- Pay all monies due to you from the sale proceeds into your nominated accounts in accordance with your instructions (THERE IS NO LIMIT ON THE NUMBER OF BANKINGS)
- All standard postage, telephone, facsimile and photocopying
- Provide final settlement statement
- Conduct and provide after settlement search
- Contact local authorities post settlement to determine they have received payment for outstanding rates
- Provide secure archiving service