Be in control when auction buying.

When you plan to buy property, the power to negotiate or bid with certainty is key.

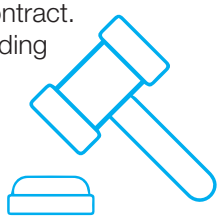
Gain the advantage by securing finance pre-approval with LJ Hooker Home Loans.

We help you maximise your borrowing power. Then, when you find the right property you're ready to go with set finance.

Our home loan pre-approval product is valid for up to three months and easily extendable should you need more time to find the right home. We also help you limit your cash outlay with deposit bond assistance.

Be auction ready with our simple to manage process

1. ☐ A conversation with us can lead to a quick home loan pre-approval. This puts you in control so you know your bidding power, and what deposit funds will be required.
2. ☐ Contact local real estate agents and start looking for a property. Make sure you are on their database for email alerts for upcoming property auctions that meet your criteria and that are in your price range.
3. ☐ Attend various open homes and auctions – even if you are not interested in the property it will help you get a feel for how the process works and how the local market is performing.
4. ☐ Your LJ Hooker Home Loans property lending specialist will arrange your loan pre-approval. If you are interested in a property, ask the real estate agent for a copy of the Contract of Sale.
5. ☐ Decide how much you are prepared to spend on the property. What is your maximum bid? On auction day, this can help stop you getting carried away and bidding more than the property is worth, or more than you can afford.
6. ☐ Have your solicitor check your contract. You will also need to arrange building and pest inspection reports.



7. ☐ Before auction day, make sure you have funds available to pay the deposit, should your bid be successful. The deposit is usually 10% of the purchase price, unless negotiated prior. If you're paying it out of your own funds, you can use either a bank cheque or personal cheque. Or, if you're using a deposit bond, speak to your LJ Hooker Home Loans lending specialist who will organise this for you.
8. ☐ Register to bid. In some states you can do this by contacting the agent prior to auction or as you arrive at the auction. Please ensure you bring sufficient identification with you to register at the auction. If you prefer, you can authorise someone else (via written approval) to bid at the auction and sign on your behalf.
9. ☐ Make the winning bid!
10. ☐ Pay the deposit and sign the contract.
11. ☐ Advise your LJ Hooker Home Loans lending specialist of the property details.
12. ☐ Wait for your lending specialist to advise you of unconditional approval and a settlement date. Now is a good time to arrange matters such as insurance for your property and to start planning for your move – removalists, change of address cards etc.

Congratulations! You've settled your loan and moved into your new home.

For the right guidance on property finance, speak with our team today.

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LIVE INVEST SAVE

LJ Hooker Home Loans
Your Franchise

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