

How Does the Lawyer Help When You Buy a House/Land?

Lawyers can help in three ways:

Before you sign the contract

Your lawyer can look at the contract the agent gives you and check it to make sure your interests are protected and explain what action you must take. They will also advise you about what it will cost you for stamp duty and other fees.

After you sign the contract

Your bank will usually want you to get independent legal advice on the mortgage documents you must sign when you get the loan. Your lawyer can help you understand the mortgage documents and witness your signature on them.

After your loan is approved, your lawyer prepares the legal papers that are required to transfer the property into your name and does the searches of title, council and other government departments which are needed to make sure there is nothing wrong with the property you are buying and that all rates and charges are paid. They will stamp the Transfer papers and make sure all documents are ready for the final settlement day. Your lawyer also talks to your bank and the sellers' lawyer to organise the final settlement of the sale.

Orderly Affairs

Once you are in your new home, your lawyer can also help you to make sure your affairs are in order by preparing a will or a power of attorney or estate plan for you.

This gives you the comfort that your affairs are in order in case something happens to you.