



SETTLING INTO YOUR NEW HOME

Congratulations, you're nearly there. Learn what happens between the exchange of contracts and settlement and getting the keys for your new home.

Between exchange and settlement

A standard settlement period is 42 days after exchange. Often, properties sell with as low as a 30-day settlement and up to a six-month settlement.

Between exchange and settlement, your solicitor/conveyancer will obtain any necessary searches/certificates, prepare to have the property transferred to your name upon settlement and, if necessary, coordinate having funds available from your bank.

Your solicitor/conveyancer will inform you of the proposed settlement time and date as it becomes available and will advise you to have a final inspection on either the day before or the day of settlement. This is to ascertain that the inclusions, as listed in the contract, have been left, and that the property is in the same order as it was at exchange of contracts.

Keys cannot be handed over prior to settlement taking place. On the settlement day, either party's solicitor/conveyancer will notify the agent in writing that settlement has taken place. The keys will be ready for collection in the agent's office unless you have made alternate arrangements.