

Southern Cross Avenue

MIDDLETON GRANGE

Purchasing Land at Southern Cross Avenue

Thank you for considering Southern Cross Avenue as the perfect residential community in which to build your dream home. To assist you, we have outlined the purchase process in 5 simple steps.

1. **Secure your finance**
 - a. Confirm pre-approval by lender or mortgage broker
 - b. Select a solicitor or conveyancer
2. **Choose your block of land**
 - a. Choose a block of land that suits your needs with help from the Sales Team
 - b. Talk to your builder to ensure the block is suitable for your design
3. **Secure your lot by paying \$5,000 holding deposit**
 - a. This is a fully refundable fee
 - b. Can be paid by Cheque or EFT
 - c. At the time of placing your deposit, photo ID must be provided for all purchasers
 - d. Front page of the contract will be issued to your lender or mortgage broker
 - e. Contract will be issued by your solicitor or conveyancer with 14 days to exchange contracts
 - f. Your block is taken off the market during this 14 day period
4. **Unconditional exchange**
 - a. Sign contract and pay balance of 5% deposit (the full deposit is now non-refundable)
5. **Settlement**
 - a. Unregistered Land – settlement occurs 14 days from registration
 - b. Registered Land – settlement occurs 28 days from unconditional exchange

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