



# **BUYING YOUR FIRST HOME? HERE ARE 10 TIPS TO HELP YOU**

A simple checklist to save you time, money, and stress

# Introduction

Buying your first home can be exciting—but it can also feel overwhelming. From understanding legal contracts to navigating property regulations, there's a lot to consider.

At Tuitala Law, we've guided countless first-time homebuyers through this process, helping them make informed decisions with confidence. This checklist is designed to give you practical tips and clear steps to make your journey smoother and less stressful.

Think of this as your legal-friendly roadmap: a concise, easy-to-follow guide to help you avoid common pitfalls and move forward with confidence.

Let's get started—and make your first home purchase a success.



**Tuimaifoa Fa'aea**

Co-Director & Lawyer, Tuitala Law Limited

— *Supporting clients with clarity and care*

*Leading with integrity, serving with purpose* —



**Semisi Pohiva**

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# 10 Tips for your First Home Purchase

## 1. Get Pre-Approved from bank

- It makes it easier for the bank to approve the house when they already have approved your financial position. People can sign an agreement without getting pre-approval but this could cost you time and money if you do it afterwards.

## 2. Get Advice from a Mortgage Broker

- A mortgage broker is mostly paid by the bank and has experience working with different banks so you are more likely to get a better deal.

## 3. Check KiwiSaver Timing

- If you're using KiwiSaver for your deposit, talk to your lawyer first to make sure all the correct timeframes are met.

## 4. Verify Your Builder's Credentials

- Ensure your builder is qualified, licensed, and has professional indemnity insurance. This protects you if mistakes arise during construction.

## 5. Plan Your Settlement Day Carefully

- Consider the notice period on any rental property to avoid paying rent and a mortgage at the same time. Timing is key.

# 10 Tips for your First Home Purchase

## 6. Get an Insurance Quote Early

- Banks require home insurance before settlement, so have a quote ready. This also protects your new investment from day one.

## 7. Research Market Value

- Use free online resources to check the property's market value. This helps you make a fair offer and avoid overpaying.

## 8. Review the LIM Report

- A Land Information Memorandum (LIM) ensures buildings are council-consented and provides property-specific geographical information, which can affect insurance premiums.

## 7. Keep Your Pre-Approval Private

- Don't share your pre-approval amount. Focus on the property's value, not how much you could spend.

## 10. Use a Solicitor's Approval Condition

- If you need to sign urgently, include a purchaser's solicitor's approval condition. If not urgent, have your lawyer review the agreement first.

**Bonus Tip:** If buying with more than two people, address potential conflicts and risks before signing. This can save money and protect everyone involved.

# Ready for the next step?

Buying your first home is an exciting milestone, but navigating the legal steps can be complex. Tuitala Law's team of experienced lawyers ensures that every agreement is carefully reviewed, timelines are met, and clients feel confident throughout the process.

A free consultation is available to discuss your purchase, answer questions, and provide guidance tailored to your situation. Take the next step with support you can trust.

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