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WWW.PEBGROUP.COM.AU

PEB Invest Workflow

Initial consultation (IH)

A free no obligation in-home appointment is made with the client. At this meeting a synopsis of PEB Invest is given to the client thus allowing them to understand who we are, what we do and how we can assist.

Follow up consultation (IP)

After the initial consultation we will create a concept plan for you and meet for the second time. If you are pleased with what we have to offer and happy with what products we have presented to you then an "intent to purchase" (ITP) is signed. This is not binding but allows you 5 days, to do your research as we hold the product for you. After the expiration of the 5 days and once satisfied with your research and due diligence, then contracts are requested to be drawn up.

Finance broker & settlement agent

Your chosen finance broker will be in contact with you to organise a meeting to ensure you qualify for finance and start your finance application. From this point you will be in contact with the broker on a few occasions.

Your chosen settlement agent (set out in the ITP) will also be in contact with you at some point to introduce themselves and outline their work flow and requirements.

Contract administration

Both land and build contracts, once requested, will be posted directly to you for reviewing.

Contract signing

The developer will notify PEB Invest once contracts have been sent. At this point a consultant will contact you to book an appointment for contract sitting. This allows you to ask any questions that you may have and also for us to check everything is signed correctly. PEB Invest always stresses that contracts need to be read thoroughly and if independent, unbiased advice is required then it is your responsibility to ensure this is actioned.

Contract execution

Once all contracts above are signed PEB Invest will then express post them back to the developers for signing and execution. Once these contracts have been executed a copy will be sent to you for your records. PEB Invest will ensure all contracts are sent to the relevant parties allowing for settlement and finance to occur. The relevant parties are your chosen finance broker and settlement agent.

Finance approval

Once the broker receives the executed contracts (known as the bank packs) they will then pass these over to the banks allowing them to receive your unconditional finance approval. Once this is obtained the broker will formally inform you. At this point the banks will send out the mortgage docs and your broker will be out to assist you in the signing of these. These signed documents are crucial for settlement to occur and without them being signed, sealed and delivered to the banks, settlement below is not possible.

Settlement

Depending on your contract and titles, settlement generally occurs within 3 weeks of your finance approval (please refer to your contract). Once settlement occurs your settlement agent will inform you of this event. This is an important milestone as it transfers the land purchase from the developer to you, i.e. You now own the land and the funds from your loan have been transferred and they become active.

Construction of your new home now commences!

Now that you own the land the builder can start on your build. We manage this process and keep you updated during the whole process.