

## WHAT QUESTIONS SHOULD I BE ASKING THE AGENT?

It's worth remembering that the real estate agent is working for the seller, and so will likely put as positive a light on the property as possible. These questions can help you get a good idea about the home and its value.

<ul style="list-style-type: none"><li>▪ <b>Why are the owners selling?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>How long has it been on the market?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>How much interest has there been?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>What is the Rateable Valuation?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>How much are the rates?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>What have other places nearby sold for?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>What are the neighbours like - do they have children, pets, noisy parties?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>What facilities are in the area?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>When does it get the sun?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>What is the prevailing wind direction?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>Is there noise from traffic, trains, planes?</b></li></ul>	
<ul style="list-style-type: none"><li>▪ <b>Are there any major redevelopment plans for the area?</b></li></ul>	

<ul style="list-style-type: none"> <li>▪ <b>What type of title does the property have?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>Are there any covenants (restrictions) or easements (rights)?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>Are there any protection orders over the trees or buildings?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>Where are the boundaries?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>Have there been any recent alterations - do these have consents and certificates?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>Has it been re-piled, re-plumbed, re-wired - and when?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>What heating and insulation does it have?</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ <b>What fittings are being sold with the home?</b></li> </ul>	