

COURSE CONTENT BREAKDOWN

THE
First Home
GUIDEBOOK

MODULES

0.1 Introducing Amy + The course

- 1.1 Why do you want to buy a property?
 - 1.2 When should you buy a property?
 - 1.3 Overcoming fear & reducing risk
 - 1.4 Personal insurances
 - 1.5 Buying with a partner
-

- 2.1 The 6 Cost Categories
 - 2.2 How much to save for a deposit
 - 2.3 Preparing your finances to buy
 - 2.4 Government first home buyer help
 - 2.5 The First Home Super Saver Scheme
 - 2.6 Bonus video: Property cashflows (to buy and to own) spreadsheet tutorial
-

3.1 Property Professionals

- 4.1 Houses
 - 4.2 Strata Properties
 - 4.3 Owners Corporations
 - 4.4 House and land
 - 4.5 Off the plan
 - 4.6 House vs strata
-

- 5.1 Creating a property strategy
 - 5.2 Your property brief
 - 5.3 Doing a reality check
 - 5.4 Bonus video: Google maps tutorial
 - 5.6 Bonus video: Property tracker tutorial
-

- 6.1 Rentvesting as a strategy
 - 6.2 Property investment professionals
-

- 7.1 Mortgage basics
 - 7.2 Mortgage brokers
-

- 7.3 What lenders look at
 - 7.4 Guarantor loans
 - 7.5 Pre-approvals
 - 7.6 Bank valuations
-

- 8.1 Searching and shortlisting
 - 8.2 Off market properties
 - 8.3 Online search tips
 - 8.4 Bonus video: Agent tracker spreadsheet
 - 8.5 Bonus video: Property tracker spreadsheet
-

- 9.1 Property inspections
 - 9.2 Inspections: The checklist
 - 9.3 Speaking to agents
 - 9.4 Rating properties
-

- 10.1 What is Due Diligence?
 - 10.2 Doing a comparable sales analysis
 - 10.3 Your personal value
 - 10.4 Local area & council checks
 - 10.5 Contract reviews
 - 10.6 Building inspections
 - 10.7 Landchecker - suburb research
 - 10.8 Landchecker - property research
-

- 11.1 Private sale vs auctions
 - 11.2 Submitting an offer - private sale
 - 11.3 Submitting an offer - prior to auction
 - 11.4 Preparing for auction
 - 11.5 Auction bidding
 - 11.6 Negotiation tips
-

- 12.1 Purchase to settlement
 - 12.2 Post settlement tips
-

BONUS SPREADSHEET:
Property cashflows (to buy and to own)
Agent tracker
Property tracker

ACCOMPANYING PDFS

0.1 Introduction PDF

0.2 Property jargon buster

1.1 Why do you want to buy?

1.2 When should you buy a property?

1.2.1 Ready checklist

1.3 Identifying your fears

1.3.1 Facing your fears

1.4 Personal insurances

1.5 Buying with a partner checklist

2.1 6 Cost Categories

2.1.1 The FHG Spreadsheet

2.2 Pros and Cons of Deposit Amounts

2.3 Equifax credit report

2.3.1 Saving and budgeting tips

2.4 Grants, schemes and concessions explained

2.5 First Home Super Saver Scheme

2.5.1 First Home Super Saver Scheme case studies

3.1 Property professionals

4.1 Types of properties

4.3 Owners corporations

4.5 A guide to buying off the plan

5.2 Building your brief

5.3 Doing a reality check

6.1 Rentvesting recap

6.1.1 Investing and Rentvesting Jargon Buster

6.1.2 Pro's and cons of rentvesting

6.1.3 Considerations in Purchasing an Investment

6.2 Property investment professionals

7.1 Summary of Mortgage Glossary

7.1.1 Loan options

7.2 Questions to ask a Mortgage Broker

7.3. Equifax sample report

7.4 Guarantor loans

7.5 Your 101 to Pre-Approvals

7.5.1 Getting ready for a loan

7.5.2 The finance process

7.6 Properties the bank don't like

7.6.1 Red flag list

8.1 Property tracker spreadsheet

8.2 How to find off market properties

9.1 Inspection tips

9.2 Inspection checklist

9.2.1 Agent scripts

9.3 The most important questions

10.1 Due Diligence checklist

10.1.1 Doing your Due Diligence

10.2 Comparable sales analysis

10.3 Your personal value

10.4 Local area & council checks

10.5 Conveyancing process

10.5.1 Owners corporation action list

10.6 Building inspection sample report

11.2 Submitting an offer

11.3 Submitting an offer prior to Auction

11.4 Auction preparation

11.5 Bidding tips

12.1 Your step-by-step guide to Pre Settlement

12.1.1 Moving house checklist

12.1.2 Conveyancing process (purchase to settlement)

12.1.3 Final inspection checklist

12.2 Post settlement tips

12.2.1 Free moving connections
