

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
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- 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
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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
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- 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
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- 6.1 Rentvesting as a strategy
 - 6.2 Property investment professionals
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- 7.1 Mortgage basics
 - 7.2 Mortgage brokers
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- 7.3 What lenders look at
 - 7.4 Guarantor loans
 - 7.5 Pre-approvals
 - 7.6 Bank valuations
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- 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
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- 9.1 Property inspections
 - 9.2 Inspections: The checklist
 - 9.3 Speaking to agents
 - 9.4 Rating properties
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- 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
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- 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
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- 12.1 Purchase to settlement
 - 12.2 Post settlement tips
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BONUS SPREADSHEET:
Property cashflows (to buy and to own)
Agent tracker
Property tracker

ACCOMPANYING PDFS

- 0.1 Introduction PDF
 - 0.2 Property jargon buster
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- 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
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- 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
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- 3.1 Property professionals
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- 4.1 Types of properties
 - 4.3 Owners corporations
 - 4.5 A guide to buying off the plan
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- 5.2 Building your brief
 - 5.3 Doing a reality check
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- 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
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- 7.5 Your 101 to Pre-Approvals
 - 7.5.1 Getting ready for a loan
 - 7.5.2 The finance process
 - 7.6 Red flag list
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- 8.1 Property tracker spreadsheet
 - 8.2 How to find off market properties
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- 9.1 Inspection tips
 - 9.2 Inspection checklist
 - 9.2.1 Agent scripts
 - 9.3 The most important questions
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- 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
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- 11.2 Submitting an offer
 - 11.3 Submitting an offer prior to Auction
 - 11.4 Auction preparation
 - 11.5 Bidding tips
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- 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
 - 12.1.4 Free moving connections
 - 12.2 Post settlement tips
 - 12.2.2 House maintenance checklist
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