

From Pre-Approval to PURCHASE

Congratulations on securing your loan pre-approval! This is a major step toward homeownership, but having pre-approval is just the beginning.

Have you considered partnering with a Buyer's Agent? They can make a world of difference in turning your pre-approval into a successful purchase. This fact sheet explains, what they do, and how Two Birds One Loan can help guide you every step of the way.



The BENEFITS vs The OUTLAY

While hiring a Buyer's Agent is an investment, the costs of not having one can outweigh the fee. Without expert guidance, buyers risk overpaying, missing out on ideal properties, or encountering unforeseen pitfalls in inspections, negotiations, and contracts.

A Buyer's Agent acts as your advocate, helping you secure the best property for your budget while avoiding expensive mistakes that can derail your property journey.

When choosing a Buyer's Agent, it's essential to work with someone who is truly independent, an agent who represents you, not the seller. This means they aren't being paid, influenced, or directed by the person selling the property, so you can trust that their advice and negotiations are genuinely in your best interests.

WHY Consider Buyer's Agents

- ✓ Works exclusively for you, not the seller
- ✓ Provides expert market insights and access to off-market listings
- ✓ Saves you time and stress by managing property searches, inspections, and negotiations.
- ✓ Ensures your pre-approval window is used effectively
- ✓ Keeps you on budget and focused on suitable properties

The ROLE of a Buyer's Agent

-  Shortlists properties that fit your needs and budget
-  Arranges private viewings and provides professional evaluations
-  Negotiates on your behalf to secure the best price
-  Coordinates with your mortgage broker to align finance and purchase timelines

HOW we Can Help

- Connect you with vetted, experienced Buyer's Agents
- Coordinate your finance and property search strategy
- Guide you smoothly from pre-approval to settlement

READY to Take Action

Contact us for expert guidance and a fast, reliable pre-approval process tailored to your unique needs.

Once you have obtained pre-approval we can introduce to a trusted Buyer's Agent.

We will review your pre-approval expiry date to keep on top of the process for you. When you have found your perfect property it's time to celebrate!