



# Understand what steps to take when buying your **first home**

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We've compacted every step we could think of from the beginning to the end of your first home buying journey.

What's included in the map?

- Looking to buy
- Finding your dream home
- Making an offer

**More Home loan resources:**



# Your first home buyer journey guide

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## 1. Looking to buy?

### Decide your wants and needs

- Agree on your negotiable and non-negotiables for your home.
- Consider talking to family and those close to you.



### Sort your finances

Do your research on what you can use for your home deposit. There are resources to help calculate how much you can afford to borrow.

### Apply for pre-approval

Have at least 3 months of consistent income and spending habits ready when you apply. This helps show lenders you can comfortably manage your repayments.



## 2. Find your dream home

### Learn the property basics

Understand key property terms, types of ownership, and how to spot potential risks. Being prepared helps you make confident decisions.

### Support network

Get all of your ducks in a row early and arrange all the right financial support such as your mortgage borrower, a lawyer and an insurer.



### Understand potential issues

Investigate potential risks like natural hazards, neighbourhood factors, or maintenance issues. This ensures you make a well-informed choice.

### Open homes or house viewings

When attending viewings, bring with you a checklist of things to keep an eye out for when looking around the property.



## 3.

### Making an offer

#### Understand the process

The way you make an offer depends on how the property is being sold. Take the time to learn about the different sale methods.



#### Confirm your finances

Confirm your finance with your lender. You'll need to provide property details and proof you have insurance lined up.



#### Talk to your solicitor

Get advice on the offer, conditions, and legal implications before submitting your offer.



#### KiwiSaver

If you're using your KiwiSaver as a part of your deposit, you need to have these funds released.



#### Unconditional

If the property is acceptable, your lender will provide an unconditional offer of finance and your solicitor will confirm settlement day.

#### Builders

Get reports and inspections underway with your builder.



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## Final inspection

Before settlement, arrange a final inspection of the property through your real estate agent to ensure everything is in expected condition.



# Settlement day

## Resources:

- [Sorted mortgage calculator](https://sorted.org.nz/tools/mortgage-calculator/) - <https://sorted.org.nz/tools/mortgage-calculator/>
- [KiwiSaver calculator](https://sorted.org.nz/tools/kiwisaver-calculator/) - <https://sorted.org.nz/tools/kiwisaver-calculator/>
- [Making an offer](https://www.settled.govt.nz/buying-a-home/making-an-offer/) - <https://www.settled.govt.nz/buying-a-home/making-an-offer/>

## Contact us

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## More Home loan resources:



Our journey map is designed to guide you through the home buying process, helping you spot key things to consider. It's not a substitute for professional advice, so be sure to consult your lawyer and other experts.