**PROPOSAL TIMELINE TO PURCHASE**

**PROPERTY TYPE :**

PROPERTY :

DETAILS

ADDRESS

Purchase Price:

Payment Method:

1. Earnest Deposit (3.18%) : (Client’s Account)

2. Upon signing S&P (6.82%) : (Purchaser 🠚 Lawyer S&P 🠚 Vendor)

3. LOAN/CASH (90%) : (Bank/Purchaser 🠚 Lawyer S&P 🠚 Vendor)

**Estimated Timeline Process**

 **① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨**
 Earnest Deposit Loan Approval Sign S&P Consent Redemption Registered Balance Handover Others

 3.18 6.82% (if any) 90%

 21 working days 1-2 months (Lawyers S&P/Loan) 3-4 months

1. Earnest Deposit 3.18% - (Pay Alam Harta Realty - Client’s Account)

2. Apply Bank Loan - 21 working days (If loan rejected earnest deposit will be refunded to purchaser)

3. Signing S&P 6.82% - (Pay to Lawyer S&P. Lawyer S&P releases to Vendor)

4. Apply Consent to Transfer - Developer / Land Office (1-2 months)

5. Redemption - Settlement of Vendor’s loan (if any) 🠚 Purchaser starts paying interest to bank

6. Present Transfer 🠚 Registered Purchaser name in Title @ Land Office 🠚 Lawyer Loan advise release

7. Bank releases Balance amount – Pay to Lawyer S&P. Lawyer S&P releases to Vendor

8. Handover Property – land in good condition

9. Purchaser to register for bills if any (TNB, Syabas, Maintenance Fee & Tax Assessment , etc.)

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| --- | --- |
| **Documents Required (Vendor)**1. Copy IC
2. Copy S&P
3. Copy Title
4. Quit Rent (cukai tanah)
5. Assessment Tax (cukai taksiran)
6. Utilities bills (TNB,Syabas,IWK)
 | **Documents Required (Purchaser)**1. Copy IC
2. Latest Payment Slip (3 months)
3. Latest Bank Statement (3 months)
4. Latest EPF Statement
5. Latest Employee Confirmation Letter
6. Supporting income statement (ASB, Tabung Haji, Unit Trust, etc.)
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