

Buyer's Guide

A house purchase is exciting! But it can also prove to be stressful and confusing. Don't worry! We have put together a simple guide to help guide you through the whole process.

Our knowledgeable and experienced team are on hand too, to answer any questions and to ensure you have all of the information you need.

To start – work out what you can afford

It is a good idea to speak to a financial advisor first. They will be able to establish what mortgage products are available and most suitable for you.

An "Agreement In Principle" will be required once you find a property, your financial advisor will be able to obtain this for you, so you aren't delayed later.

And other costs?

You will need to take other costs into account – including;

- Solicitors fees
- Survey costs
- Stamp Duty costs (have a look at our website for the calculator)
- Removal costs
- Estate agency costs if you are selling as well as buying

Start getting quotes together so that you can budget effectively.



Register with Estate Agents

So now you have decided to move – you need to register with estate agents to be sure you get to see all of the properties coming to the market! We have an online form you can complete, or you can contact our branches direct. The teams will be happy to help!

Make a list of requirements – property type, bedrooms, areas, price range. And not forgetting the things that are important to you – proximity to schools, transport links, amenities, countryside and so on... but remember to be flexible! Stay open minded.

Get viewings underway

Most viewings only take 10 – 15 minutes. But you can be sure that will give you enough time to establish that this might be the property for you!

Have questions ready; and try to imagine yourself living in that property – you may have to think past the existing furniture and décor of course!

View a number of properties to compare. And don't be afraid to ask for a second viewing.

Found a property? Make the offer!

Contact the selling agent to put your offer forward to the vendor. Be ready to provide identification, and proof of funds to support your offer. The more information you provide, the better!

Be patient – negotiating may take time!

Once your offer is accepted

Solicitors

You will need a solicitor to deal with the legal side of your house purchase. We are happy to recommend solicitors, choosing those who will offer you a comprehensive service at a competitive price.

Mortgage

With an offer now accepted – you need to put in your mortgage application. That will lead to:-

Surveys

Mortgage lenders will require that a survey of the property takes place, prior to lending. There are differing levels of survey, your financial advisor will help you choose from a:-

- Valuation Report
- Home Buyer's Report, or
- Full Structural Survey

Purchase chains & agreeing dates

It is likely that you will be involved in a "chain" of property purchases. Your agent will be able liaise with other parties so that progress can be monitored and dates for your eventual move can be discussed as early as possible.

If you have dates in mind that you would like to move, or dates that you definitely can't move, let your agent know!



Exchange & completion

On exchange of contracts, the sale becomes legally binding for all parties. Your solicitor will have checked all of the necessary paperwork, your deposit will have been paid to them, and your mortgage funds requested.

A completion date will also have been agreed at this point. Completion day is moving day – get ready!

Moving day!

Completion usually takes place between around 11am and 3pm, as solicitors receive mortgage monies. Many buyers collect keys from the estate agents office – call the agent in advance to check that completion has indeed been confirmed so that they can release keys. We are good at small talk-but sitting waiting can seem to take forever!

Don't forget to take meter readings, both in the property you are leaving, and in your new home. And make a list of all those people and companies who will need to know your new address!

ENJOY YOUR NEW HOME!

