



THE BUYING PROCESS





BUDGET

Before you can start your property search, you need to establish how much you can spend on a property. If you are not buying the property outright, you will need a mortgage. We can assist with putting you in touch with a variety of panels as everyone's circumstances vary. We really do consider each of our client's individual wants and needs, and so we adapt our approach to suit each individual client. Please get in touch for further details.

WHAT ARE YOU LOOKING FOR?

Choosing a property usually involves a combination of three main factors; what you would like to buy, what your budget can afford, and what is available on the market. Requirements will vary from one person to another, but most buyers' decisions will be influenced to some degree by these factors.

LEGAL

There are several legal documents and procedures that must be carried out when buying a property. For the transaction to be completed you will need a property solicitor or conveyancer who can handle all legal and administrative details.

SEARCHING FOR A PROPERTY

There are several places which you can search to find and shortlist properties that meet your criteria. These include looking online i.e. Rightmove & Zoopla being the main online portals, across to visiting high street estate agents' and / or searching in local newspapers.

VIEWING

We advise getting several viewings under your belt to see what properties are available. We are here to help explain the local market and discrepancies of why some properties even though similar in size may vary in price.

MAKING AN OFFER

It is always best to have an honest conversation with regards to your budget and thoughts on the property at this stage. This will help the agent portray your situation across to the vendor in the best light.

SALE AGREED

Once a price has been agreed we confirm this in writing to both you and the vendor. We then write to both parties' solicitors so they can begin the conveyancing process.

We understand that buying and selling a property can be stressful, and we are here to help guide both you and the seller through the entire process so as to avoid any unnecessary delays to the transaction.





EXCHANGE

The contract is signed by both buyer and seller and the deposit, (usually 10% of the purchase price), is either telegraphically transferred or paid in the form of a bankers draft by the buyer's solicitor. The completion date is usually set at this point. At exchange of contracts the transaction becomes legally binding. If either party were to pull out of the transaction at this point, there are likely to be heavy financial implications for the person that withdraws from the sale. However, we must point out that it is extremely rare for a sale to go awry following exchange of contracts.

After exchange of contracts, the mortgage funds will be made available for completion.

COMPLETION

On the day of completion, the remaining funds will be transferred via a telegraphic transfer to the seller's solicitor. Once their solicitor has received confirmation that the money has cleared, they will call us to confirm that keys can be released.

MOVING IN

All that is left to do is load the van and get all your furniture and belongings into your new home!

MENTIONS OF ADVICE

Because of there being several different parties involved in the buying process, advanced planning will help to prepare you for any challenges and will make sure that the process is as seamless as possible. We are here every step of the way to assist you and are only a phone call away with any guidance required.

