

# Buying Your Home: Making it Simple

For many people, an ultimate goal is to buy their own home. Realising the dream is exciting and making sure you go about it the right way will ensure you get a better deal.

We have set out some of the key things to consider to get the best home you can:



## Getting Ready

Set a budget based on your savings. Don't forget to factor in Stamp Duty and associated costs. Register with an estate agent.



## Making and Accepting Offers

Check likely mortgage repayments and all of the associated fees and costs. Don't be afraid to start with a low offer. You can usually negotiate.



## Appoint a Conveyancer

They will be provided with a draft contract by the seller's Conveyancer. Check this information carefully.



## Survey

More detailed (and expensive) surveys are a wise precaution for older properties. Your mortgage lender will require a valuation survey at least. Based on the survey's findings, you might decide to withdraw or renegotiate your offer.



## Mortgage

Get an agreement in principle from your mortgage lender. They will carry out an affordability check. The funds will be released subject to a satisfactory survey and valuation.



## Searches & Pre-Contract Enquiries

Your conveyancer will organise searches relevant to the location of the property you are buying such as local, drainage and environmental. Your conveyancer will raise any pre-contract enquiries with the seller's conveyancer. Timescales can then be discussed for exchange and completion.



## Contract exchange

At this point you become legally bound to complete the purchase, or risk forfeiture of the deposit. The contract will specify the purchase completion date. Check with removal firms as soon as you have a confirmed completion date.



## Completion

Your Conveyancer will coordinate the contract completion with your seller's Conveyancer and your mortgage lender. They will notify you so you can collect the keys from the seller's agent and move in.

For more information or advice, contact us on Powells Law on **01934 623501** or email [helpforyou@powellslaw.com](mailto:helpforyou@powellslaw.com).