

CALLING ALL FIRST TIME BUYERS!

SEE BELOW A NO-NONSENSE GUIDE TO BUYING YOUR NEW HOME.

You sort the paint; we'll sort the legal stuff.



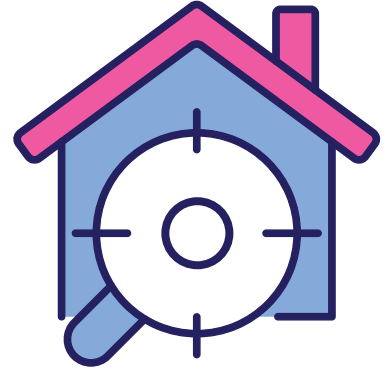
PREPARING TO BUY

Contact your mortgage company and chosen solicitor early on, to ensure everything's in place, ready for when you find your new home and make an offer.



PROPERTY SEARCHES

Once your offer has been accepted, we'll start our detailed investigations on the property and surrounding area, such as the local authority, water authority and environmental searches.



MORTGAGE & PROPERTY SURVEY

If you're using one, the mortgage company will arrange a valuation before making a formal offer. If you choose to have a survey or buyer's report completed, this can be arranged at this stage.



CONTRACT REPORTING

Following our investigations of the property survey, we will report to both you and your mortgage lender, if you require one, and advise of the results of the searches / survey and highlight the key factors of the property and surrounding areas. During this stage, we will also attempt to arrange the next step, the 'exchange of contracts'.



EXCHANGE OF CONTRACTS

At this stage, you and the seller will have your lawyers exchange signed copies of the contract, confirming a binding agreement. The moving date will be finalised, and you will need to pay the deposit (usually around 10% of the agreed price).



MOVING DAY (COMPLETION)

The final balance will be transferred to the seller. We'll let you know when the money has been received, so you can collect the keys from the estate agent and move in. We will then pay your Stamp Duty and register the sale with the Land Registry.



Large & Gibson

a member of QualitySolicitors

Call us on 02392 296 296 and we'll put you in touch with our experienced conveyancing team today for help and advice on your move.