



## ***FIRST TIME BUYERS GUIDE TO BUYING A PROPERTY..***

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- Step 1** With the help of a financial advisor, find out how much you can borrow and arrange mortgage approval.
- Step 2** Select and arrange viewings on properties within your price range & select the property you wish to buy.
- Step 3** Make an offer on the property. There may be a negotiation process at this point before an agreement is reached.
- Step 4** Agree a purchase price and pay the booking deposit to the auctioneer.
- Step 5** Appoint a solicitor and inform the auctioneer.
- Step 6** Give your mortgage adviser details of the property such as the address / purchase price.
- Step 7** Arrange a survey on the property if necessary.
- Step 8** Your solicitor receives contracts from the seller's solicitor
- Step 9** Your solicitor receives a 'Letter of Offer' from the mortgage provider.
- Step 10** Sign contracts and mortgage documentation with your solicitor and pay the contract deposit, which is 10% of the purchase price less the booking deposit already paid to the auctioneer.
- Step 11** The sellers of the property sign contracts with their solicitor.
- Step 12** Agree a closing date with both solicitors and sellers
- Step 13** **Receive the keys and move into your new home!**