

Guide to Buying a Home

Buying a new home is an exciting process, but it does come with a certain degree of anxiety for both first-time buyers and property professionals. So, here is our quick step-by-step guide, with a few tips and tricks to look out for, to make the whole process as simple and straight-forward as possible.

Figure out the finances

For many, purchasing a new home is one of the biggest financial investments you will take in your life. That's why it's important to arrange your finances before starting your property search. Understanding how much you have available and, more importantly, setting a budget will help you filter between your 'wants' and 'needs' and focus your search on properties that are realistically in your reach.

Before you begin your property search, consult a financial adviser. They will be able to help secure the best financial package for you.

We have teamed up with the [Mortgage Advice Bureau](#) – one of the UK's leading providers of expert, face-to-face, financial and mortgage advice on the high-street. Their team of advisers are able to search over 11,000 mortgages from 90+ lenders to find the best deals and mortgage rates for you.



Call us on 01884 253500 or email us at enquiries@seddons.com for further details.

Register your interest

Let us know what you're looking for by registering your interest on our online database. Having done so, we can keep you updated with all the properties available that meet your criteria.

You can also visit your [local branch](#) to meet the team. We take time to build a relationship with all of our clients and give our undivided attention to carefully understand your individual requirements. The more we get to know you, the better we can build a picture of the exact house you're looking for.

You can register online [here](#).

Make the most of viewings

Wherever possible, we like to show viewers around our properties, so you can relax and take it all in and feel able to ask questions. It's handy if you're prepared for the viewing and have a note of any important questions you might have.



You're welcome to take pictures, to remind yourself of any features. You can also check the floorplans and local information on our [website](#).

Making an offer

Once we have found your dream property, we will do our utmost to agree a price that suits all parties.

Once your offer has been accepted, here's what to expect:

- We will prepare a memorandum of sale
- We will write to all parties to confirm the agreed price
- We will ask you to confirm your solicitor's and mortgage broker's details
- Instructing a solicitor

Having an efficient and experienced solicitor by your side is essential for a smooth and successful property purchase. If possible, use a solicitor who specialises in conveyancing. Here is some more information on ['Which Solicitor Should You Choose?'](#)

Survey and mortgage offer

Once your offer has been accepted, you will need to advise your mortgage broker, who will submit the application to your chosen bank or building society, who, in turn, will arrange for their surveyor to inspect the property.

This is to identify any structural problems and check the value of the property. After receiving the mortgage valuation report, a formal mortgage offer will be sent to you and your solicitor.

It's important to note, there are no legal obligations until contracts are signed.



Exchanging contracts

This is the exciting part. Once all of your enquiries have been answered and agreed, you can exchange contracts.

The contracts need to be signed by both parties and then the deposit, (usually 10% of the purchase price), will be transferred from your solicitor to the vendor's solicitor. You can then set a mutual completion date.

The grand finale - completion

The completion of your purchase is when the outstanding payment is transferred from your solicitor to the vendor's solicitor. This is when you will receive your keys and you can start moving in.



CONGRATULATIONS – YOU'RE A NEW HOME OWNER!