



10 STEP GUIDE HOW TO BUY A HOUSE THE EASY WAY

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1. The Deposit

The larger the deposit you have to put toward your mortgage the better chance you will have of your application being successful – and this in turn will often lead to you obtaining better mortgage deals with lower interest rates. The minimum deposit you need to save up in the current market is typically 5% of the property's purchase price. If you have a parent that wants to gift you the deposit or part of, this is normally acceptable to lender especially for First Time Buyers.

2. Find Out How Much Can You Borrow

The amount you can borrow will depend on various things, including the size of your deposit, your income, your outgoings and your credit score. If you're buying a property with a partner or other person, the lender will also take in to account their income, outgoings and credit score. The best advice on how much you can borrow is to speak to a qualified mortgage broker who will complete a factfind and run you through some lenders affordability calculators in order to obtain an accurate figure . Many lenders offer different income multipliers but a broker will be able to advise on best way forward.

3. Apply for an Agreement in Principle

An Agreement in Principle can also be known as a decision in principle (DIP) or mortgage promise is a confirmation from a mortgage lender that they would, in principle, be willing to lend you a certain amount of money. They would have completed a soft footprint credit search on your credit file to see if there is anything that may impact lending. Having an AIP can make you a more attractive buyer. It shows the seller and their estate agent that you will be able to secure the amount of money you need to buy the property.

4. Research Areas

If you've lived in the area all your life then you should know it pretty well. If your new to the area then things to keep in mind are

- Transport Links. Being close to a train station or motorway for commuting to work can be an advantage. It can also add value to the property.
- School Catchment Areas. If you have kids or are planning to have kids while you live in the property then this can be a big decision.
- Crime Levels. If you don't know the area too well then check local crime levels.
- Flood Zones. If your near a river check to see if the property has ever been flooded.
- Development. Check area to see if there is any development planned which may increase or decrease value of property in the future.

5. Register with Local Estate Agents.

Once you've chosen the area where you want to buy a house then you need to register with local estate agents in that area. Registering doesn't cost you anything and there is no obligation on your part. They will simply inform you of any properties that meet your criteria that come on the market. Keeping in touch with local estate agents could increase your chances of finding your ideal home.

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6. Find a Solicitor

You will require a solicitor to put in your formal mortgage offer. Your solicitor will be carrying out searches, check contracts, deal with Land Registry and paying any stamp duty. They will be able to advise on how much to offer. Ask your mortgage broker for costs as they will be able to recommend a decent solicitor in the area.

7. View Properties in Person.

You'll inevitably spend plenty of time browsing websites looking at properties but it's also very important to view properties in person as well. Viewing a property in real life lets you have a feel for the property. You can see up close if the property has been well maintained or requires some maintenance. When you find somewhere you like you should go back for a second viewing just to make sure it's the one.

8. Make an Offer.

It's quite normal to offer less than the asking price. But if a few people are interested in purchasing the property then you may need to offer the full asking price or more. Looking at how much you offer can depend on availability of properties in the same area or recently sold property prices for similar homes. Your solicitor will help you with this. You can also find sold house prices on websites such as Land Registry or Zoopla.

9. Make a Full Mortgage Application.

Now you have had your offer accepted it is time to get your Mortgage Broker to submit a Full Mortgage Application to your chosen lender. By this time you will have chosen your mortgage product and have known costs of how much your mortgage will cost every month and any arrangement fees. Your Broker will be able to advise on all aspects of your mortgage and purchase.

10. Property Survey/ Valuation.

Part of the full mortgage application is for the lender to see if they are comfortable to lend you money to buy the property. They need to see if the property has any defects and to see what the current market value is. This is done through an independent valuation. In England you normally pay the lender a valuation fee (some mortgage come with free valuation) in Scotland the lenders work from a Home Report which had already been carried out. Here at Best Mortgage Direct we cover mortgages under English and Scottish Law