



The Buying Process

1. Before you start looking for a suitable property speak to an impartial mortgage advisor like Bentley Ash, they will be able to advise you to the amount you can borrow and can even arrange a mortgage promise to show sellers that you are serious and in a proceed- able position.
2. Once your offer has been accepted you can formally apply for the mortgage, the lender will commission a valuation report which you will need to pay for.
3. You may wish to have a more thorough survey carried out on the property at the same time, ask the lender to carry out a home buyers report this will be commissioned exclusively for you and may be invaluable later, if there are areas highlighted within the report that need addressing.
4. Instruct a Solicitor to work for you, they will liaise with the sellers solicitors instruct local authority searches, register the property in your name and transfer the monies from the lender to the sellers solicitor.
5. Once references have been received and a satisfactory valuation of the property obtained the lender will issue a formal mortgage offer.
6. Once the solicitor has received satisfactory answers to their enquiries, searches and a copy of the mortgage offer has been received, they will be in a position to draw up a contract with the sellers solicitor.
7. You will now be invited into the solicitors office to go through the paperwork and sign contracts. You will be asked to have funds available for the deposit and stamp duty if applicable and the solicitors fees. You will also need to ensure that you have adequate buildings insurance cover in place and it's advisable to also have life cover. A mortgage broker like Bentley Ash can advise you with regards to your insurance needs.
8. You and the seller are now legally committed and neither party can withdraw from the transaction. Make arrangements for your move, book a removal company if applicable.
9. On the day of completion the solicitor will receive the monies from your lender

and transfer them to the sellers solicitor. Once this has happened the solicitor will notify you that you can collect your keys usually from the sellers estate agent.

10. Crack open the bubbly you have done it! expect it to take approximately 8-12weeks from start to finish.

If you would like to see how a Bentley Ash advisor can help you please call free 0800 634 5373

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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