



The Estate Agents

Guide to First Time Buyers



Buying your first house is a exciting journey and we're here to guide you throughout the process.

Initial Steps

Before you start house-hunting, you should make a list of things you want your new house to have. This list could include everything you want your new house to have.

- A house or flat?
- Terraced, bungalow, detached or semi-detached?
- Old or new build?
- How many bedrooms?
- Do you want a garden or outside space?
- Do you need a driveway or garage?

Don't forget to think about the future because circumstances might change in the future.

Your preferred area

Even if you have a mindset of where you want to live, but researching is not a bad idea and it's a good practice to do so.

Keep the following in mind before choosing:

- Closest supermarket, bank or doctor
- What are the transport links like?
- If you need to be close to workplace
- Do you want your friends or family nearby?
- Are there any schools nearby?
- How busy and noisy is it?
- How much traffic is parked on the road

Register with us

As soon as you start looking at properties, if you visit us, you can get our home finder service. We'll search our database for a suitable property for you and show you a range of houses that matches your needs. When you register with us, you get a chance to get to know about any new properties that come to market.

Freehold or leasehold?

There are two main ways to own property:

Freehold

With a freehold house, you buy and own the land where the house stands on.

Leasehold

If the house is leasehold, you only own the property for a fixed period of time. The property's ownership goes back to the landlord at the end of the lease. Most flats and apartments are leasehold.



How much can you afford to borrow?

The amount you can afford to borrow depends on your income, expenditure and personal circumstances.

At first, you need to know whether you qualify for a mortgage. You can speak to one of our partnered Mortgage Consultants who will review your income and expenditure and let you know straight away.*

How much deposit will you need

There are very few lenders who require no deposit, so you may need to raise at least 5% of the value of the property to secure a mortgage with lenders.

This basically means you may need a minimum deposit of £10,000 if you're buying a £200,000 house.

However, if you can raise a larger deposit, you might gain access to mortgage products with lower interest rates, which could potentially result in lower monthly repayments.

Viewing Properties

It is time to find you a house that you can call your home.

Hints and Tips

If you're buying the house alone, it's a great idea to bring another along with you to the viewing because they can spot something you don't, and it's great to discuss the property afterwards.

Think where your furniture will go and which rooms need to be redecorated, but also consider the condition of the property and what you can do to improve it.

If you really like a property, view it more than once and make sure to view it in a different time so you can see how the property feels during the day as well as in the evening.

Questions to ask in a viewing

- How long it has been on the market?
- How fast can the owners sell?
- Are they in a chain?
- How old is the building?
- Is the property freehold or leasehold?
- Has there been any major work done?
- What is and isn't included with the sale?
- How old is the heating system/boiler?
- What is the council tax band?
- Which direction is the front of the house

***Subject to status and lender criteria.**

Finding Right Mortgage

Signing up for a mortgage is a big financial commitment, but our mortgage consultant partners will help you find the best possible mortgage, based on your circumstances as a first time buyer.

Qualified Mortgage Advice

Our Mortgage Consultant Partners are Financial Conduct Authority authorised and regulated to provide clear and practical advice on your mortgage and insurance options.

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FREE Home Finder Service

If you haven't yet found your perfect home, we have a FREE home finder service.

We'll get an understanding of your needs and we put our knowledge and expertise to search the perfect home for you.

Think about getting a Conveyancer

Although you haven't found your desired property yet, it's a great idea to ensure you have a conveyancer in place.

Conveyancing is the process of the legal transfer of a property from one person to another. It includes all the legal work along with a variety of important searches and checks on the property.

Our partnered conveyancing service is an easy and affordable way of taking care of all you need for conveyancing.

How can we help?

Our partnered Conveyancers can look after all the finer details for you and they'll keep you updated throughout the entire conveyancing process. They will:

- Draw up and check contracts
- Enquiries with opposing conveyancer
- Carry out all the local searches (e.g. local authority, Land Registry, water and environmental searches)
- Arrange Land Registry Certification
- If applicable, organise payment of stamp duty
- Managing the exchange of contracts
- Handle the transfer of the monies

See our properties on the biggest
property platforms

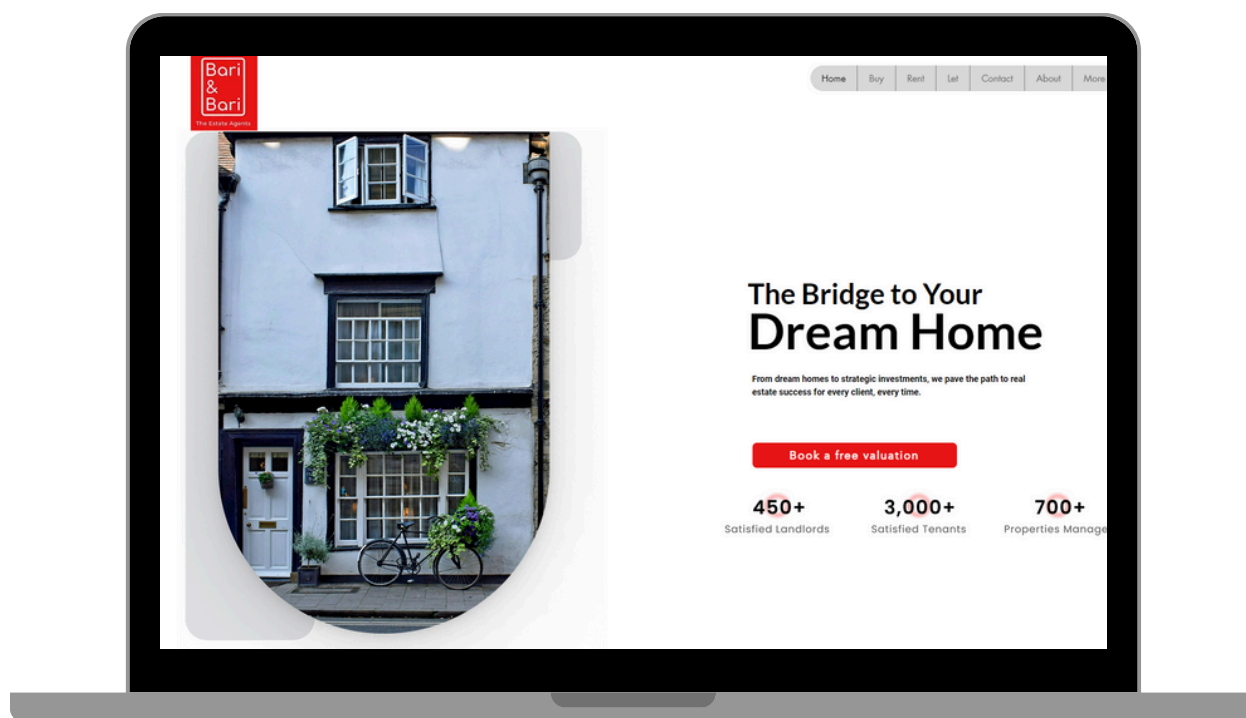
Zoopla

Smarter property search

OnTheMarket

PrimeLocation.com

Check out our website





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Information contained within this document is a guide only. You as a buyer will remain fully responsible for purchasing the property and the process. We will, however, do our best to keep you fully informed and help ensure the processes and everything remains compliant.

HOMEWISE PROPERTY SERVICES LIMITED trading as BARI AND BARI is registered in English and Wales under company number 14048136.

Registered Office is 12 Summer Hill Street, Birmingham, England, B1 2PE

Email: admin@bariandbari.com

Tel: 0121 772 1924



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