

# Buyers Tips

## 1 Get a good solicitor

Getting a good solicitor will help to ensure the buying process goes as smoothly and quickly as possible. Ask friends and family members for any recommendations or we are more than happy to refer some solicitors to you. We recommend getting a few quotes but remember that cheap doesn't always mean best. When you contact a potential solicitor ask how long their average transaction takes to go through.

## 2 Get your finances in place

Make sure you have your financial arrangements sorted out before you start to look at properties and have looked into what mortgage deals you could get.

If you need a mortgage get this arranged, the broker will give you a certificate/AIP which we will need sight of if an offer is accepted – we are able to recommend mortgage advisers if required.

If you don't require a mortgage please arrange for us to have sight of a bank statement or letter from your bank/accountant to verify proof of funds. The agent has a duty to check this and it has to remain confidential.

## 3 Viewings

Do your homework, drive past the outside first, look at the room sizes and the floorplan – does it work for you? Look at the immediate area, read the details thoroughly – if all OK, ring and book the viewing before someone else snaps it up.

## 4 Consider The Seller Of The Property

It is important that you establish the speed with which the seller wants to move at the outset. If the answer is as quickly as possible, you should consider whether that fits with your circumstances? If they are moving to a new job that doesn't start for months, will you be able to find a temporary home?

## 5 A great local team, with years of experience - use us!

We pride ourselves on being a team with vast experience in the estate and lettings sector. When customers write in with thanks they often mention individual team members. We ensure customers get the right expertise from the right team member to meet their needs.

## 6 Communicate during the property buying process

Don't disappear on holiday for two weeks without informing all necessary parties. Don't ignore any aspects of letters about the purchase that you don't understand. Raise any queries you have about the purchase immediately.

