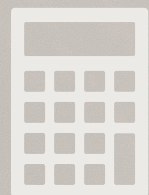




A buyer's guide to **outright sale**

"Our home offers us all the space we need and is beautifully finished. The square footage is very generous and feels more spacious than many houses we'd viewed."

Tony Kilsby
Rochester Riverside



In this step-by-step guide we will take you through the process of buying a home on the open market from Hyde New Homes.

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The buying process

Steps 1-7

1

Establish your moving costs

2

Find out how much you can borrow

3

Start searching for a property

4

Arrange a viewing

5

Make an offer

6

Find a solicitor

7

Sale agreed

8

Begin the conveyancing process

9

Solicitor will confirm the details of the property

10

Your solicitor will perform searches

1 Establish your moving costs

- Costs will include legal fees, lender fees, removals and broker fees
- Hyde New Homes works with independent mortgage advisors who can help you calculate the costs



2 Find out how much you can borrow

- We recommend that you speak with one of our panel of mortgage advisors to see what you can afford, they will advise you on a range of options based on your current circumstances
- Our mortgage advisors have access to a comprehensive range of mortgages across the market.
- The advisors will help you to obtain a 'Decision in Principle' from a suitable lender



3 Start searching for a property

- You can search for available homes at www.hydenewhomes.co.uk by location, available deposit and price
- Extending your search by a few miles to look at surrounding commuter towns could save you money or enable you to buy a larger home



4 Arrange a viewing

- Virtual tours as well as on-site viewings are available



5 Make an offer

- A 'Decision in Principle' means your lender may consider a mortgage application for up to a stated amount, allowing you to make an offer

6 Find a solicitor

- You will need a solicitor to handle the conveyancing process
- You can appoint your own solicitor or we can provide you with details from a panel of experienced solicitors we recommend



7 Sale agreed

- Once we have the details of your chosen solicitor, we will confirm that the sale is agreed, subject to contract
- You will receive a Memorandum of Sale from us



The buying process

Steps 8-17

8

Begin the conveyancing process

9

Solicitor will confirm the details of the property

10

Your solicitor will perform searches

11

Complete your mortgage application

12

Mortgage valuation

13

Mortgage confirmed

14

Get insured

15

Sign the contract

16

Agree moving dates

17

Exchange of contracts

8 Begin the conveyancing process

- Once your offer is accepted, instruct your solicitor
- Our solicitor will draw up a contract which will be sent to your solicitor



9 Your solicitor will confirm the details of the property

- Your solicitor will contact our solicitor to confirm exactly what is included in the sale
- Your solicitor will enquire about the boundaries, service charges and more



10 Your solicitor will perform searches

- Your solicitor will perform searches of Land Registry and Local Authority information
- Your solicitor will check for planning history and any potential developments around roads and drainage near to the property



11 Complete your mortgage application

- Contact your mortgage advisor to agree on a suitable mortgage deal and complete the application

12 Mortgage valuation

- In most cases your mortgage lender will arrange this valuation
- We will give your lender's surveyor access to the property
- This valuation confirms to the lender that the property is worth what you have agreed



13 Mortgage confirmed

- Once the mortgage valuation is completed, you should receive your mortgage offer, along with all the terms and conditions and documentation for you to sign
- Now is a good time to discuss potential completion dates with your sales consultant in preparation for exchange of contracts



14 Get insured

- Gather quotes for contents insurance
- Insurance policies should begin from the date of the exchange of contracts



The buying process

Steps 15-19

15

Sign the contract

16

Agree moving dates

17

Exchange of contracts

18

Removals

19

Completion



15 Sign the contract

- Your solicitor will advise you when it's time to sign the contract

16 Agree moving dates

- Your solicitor and our solicitor will agree a date for the exchange of contracts and for completion (i.e. move in day)
- Gather quotes for removals. You can set a provisional moving day

17 Exchange of contracts

- Your deposit will be sent to our solicitor, along with the signed contract
- You are now legally bound to the purchase



18 Removals

- Contact your chosen removal company to confirm your move in day



19 Completion

- Your solicitor will pay the balance of the purchase price to our solicitor
- Once the money is received, our solicitor will inform the sales consultant and the keys will be released to you
- The property is now yours. Welcome to your new home!





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