

STEP BY STEP

Buying a property

Our step by step buying guide will take you through an overview of the steps and the processes involved when it comes to buying a property.

STEP 1

Register with Us

The first step to finding the right property is to register with us either by phoning or visiting one of our 13 branches, where you can talk about your property needs with one of our professional local agents. If you previously see a property that catches your eye on our website you can register your interest here to start the process. With thousands of properties to select we are certain that we have something to appeal for everyone's housing needs.

STEP 2

Working out your budget

Once registered and you begin looking for your property, we can advise you on how to organise your budget and, if required, have a mortgage arranged in principle. This will affirm how much money you'll have to finance the purchase, which will in the long run affect your property search. It is crucial to also factor in the vital services and taxes which are attached with purchasing property into your budget calculations. The frequent services consist of – stamp duty, conveyancing, searches, land registry and surveys. As these without doubt will have a significant influence on your budget.

STEP 3

Finding your perfect property

Once we have a good idea of the property needs you're searching for, you will be given a choice of properties that fit your criteria. We can also keep you up-to-date consistently via email and text notifications when the latest properties that match your requirements become available.

STEP 4

The Viewings Process

At Beal's we organise viewings totally around you, so that you can arrange viewings after work and at weekends. We are here to aid you. Our offices are open 8:30am-7pm Monday to Friday, 9am-5pm Saturdays and 10:00am-4:00pm Sundays and Bank Holidays.

In order to have the greatest chance of getting the property you want we suggest an early viewing. We will go along with you all through the property to guarantee that we are readily available to answer any queries right away and advise where required, so you get a total overview of the property that you are viewing.

STEP 5

Finding the right solicitor

Attaining the instruction of a trustworthy and knowledgeable solicitor can be instrumental in securing the property you desire. It is a good idea to use a solicitor who knows the area that you're relocating to and specialises in conveyancing. We have a assortment of thoroughly tested solicitors that are specialists in property who we would be happy to recommend.



STEP 6

The Offer Process

Once you have identified a ideal property that satisfies your criteria we will submit your offer to the vendor both verbally and in writing stating any special circumstances of the offer. You may need to display, if required, that you are able to proceed (e.g. provide evidence that your mortgage is agreed in principle). There are no legal commitments on either side so don't worry you won't be tied into anything until you sign the contract.

Once your offer has been accepted we will do the following:

- › Prepare a memorandum of sale
- › Write to all concerned parties to let them know the agreed price for the property.
- › Double check your solicitor's and mortgage broker's details

To continue the process you will now need to instruct your solicitor to begin the conveyancing process and your mortgage broker to proceed with your application.

STEP 7

Getting an offer

For the conveyancing process your solicitor will take the following measures:

- › Raise any enquiries on receipt of the draft contract from the seller's solicitor
- › Obtain their own local searches
- › Refer to the information already presented in the seller's Home Information Pack
- › Agree on a date for exchange of contracts

We will assist your solicitor during the process where ever needed, keeping you updated every phase of the process



STEP 8

Offer agreed

A survey of the property will be scheduled by a surveyor on behalf of the mortgage lender to recognize any concerns with the property and provide their appraisal on the property's price. After the mortgage valuation report is acquired, a official mortgage offer will be sent to you and your solicitor which if you're happy with you'll need to sign and return it. Once again you're not tied into anything until you've exchanged the contract.

STEP 9

Exchanging of contracts

Exchange of contracts takes place when all enquiries have been verified and decided. Once the contract has been signed by both sides the deposit (usually 10% of the purchase price of the property) will be shifted via telegraph or paid in the form of a banker's draft from your solicitor to the solicitor of the seller. The completion date is then agreed after both parties settle on one.

STEP 10

Completion

Completion is when the residual monies (usually 90%) are transferred from your solicitor to the seller's solicitor's account. We will pass the keys on to you once the money has been confirmed in the seller's account. Congratulations, you are now the proud legal owner of your new property!

CONTACT US

We're here to help

With the property market ever changing, now is the time to get an up-to-date valuation on your property.

Call us today and book your **FREE**, no obligation valuation or visit us online at **BEALS.CO.UK** for more information.

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