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First-Time Home Buyer Tips

Your dream home is just a step away. Let us guide you there!

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NO 01

Get Your Finances in Order Early

- Check your credit score with Experian, Equifax, or TransUnion and correct any errors. Lenders assess your credit history to determine how much they're willing to lend and at what interest rate.
- Save consistently towards your deposit, typically between 5% and 20%, and avoid taking on new debts before applying for a mortgage.
- Also factor in hidden costs such as solicitor fees, surveys, mortgage arrangement fees, Stamp Duty (if applicable), and moving expenses. Being financially prepared prevents delays and disappointments later.

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NO 02

Agreement in Principle

- An AIP gives you an estimate of how much a lender may offer you based on your income and credit profile.
- Estate agents often require this before booking viewings or accepting offers.
- It also helps you focus your search within a realistic price range, preventing wasted time viewing properties outside your affordability.

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NO 03

Define your Property Criteria Clearly

- Decide on your preferred location, commute time, property type, number of bedrooms, and non-negotiables such as parking or outdoor space.
- Be realistic, your first home doesn't have to be perfect. Focus on functionality, affordability, and future resale value rather than aesthetics alone.
- Clear criteria make your search faster and more efficient.

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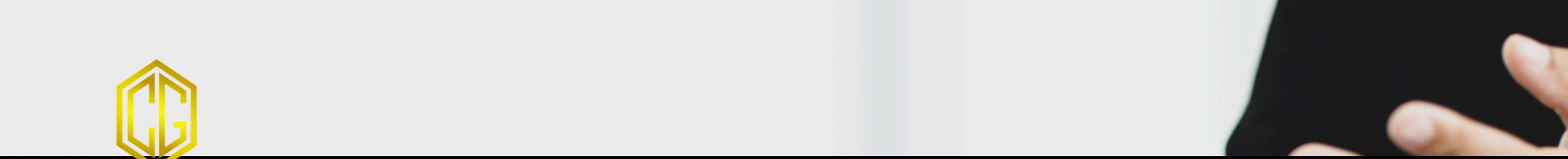

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NO 04

Property search and Viewing

- Check for signs of damp, cracks, mould, poor insulation, or outdated systems. Ask about the age of the boiler, roof condition, and energy efficiency.
- Take note of the neighbourhood, noise levels, transport links, schools, and nearby amenities all affect value and quality of life.
- Always take photos and notes to help you compare properties later.

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NO 05

Making an Offer and legal steps

- Research comparable sold prices in the area using Rightmove or Zoopla.
- Consider the property's condition, time on the market, and local demand before submitting your offer.
- Negotiation is normal, be confident but realistic, and don't be afraid to walk away if the numbers don't make sense.
- Instruct a conveyancing solicitor early to handle searches, contracts, and legal transfers.
- Arrange appropriate surveys such as a Homebuyer Report or Full Structural Survey depending on the property's age and condition.

NO 06

Completion and move-in

- Once contracts are exchanged, the purchase becomes legally binding.
- You’ll pay your deposit at exchange, and a completion date will be set.
- Ensure your finances are ready, insurance is arranged, and all documents are signed on time.
- On completion day, funds are transferred, and you receive your keys, officially becoming a homeowner.

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Ready to Start!

Buying your first home can feel overwhelming, but with proper planning, professional support, and informed decisions, the process becomes far more manageable. Preparation is the difference between stress and success.

Follow us for more tips and guides on buying your first home! Have questions?

DM us or comment below.

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