



# GETTING YOUR HEAD (AND MONEY) READY

## UNDERSTAND YOUR FINANCES

- Check your credit score (for example at Experian)
- Create a personal budget
- Make sure you're on the electoral roll
- Review your income and monthly outgoings
- Identify any outstanding debts (loans, credit cards, overdrafts) and start reducing debts where possible

## START SAVING

- Save for a deposit (usually 5-20% of the property price)
- Save for extra costs (legal fees, surveys, removals, furniture)

## GET ORGANISED

- Gather key documents:
    - Photo ID (passport or driving licence)
    - Recent payslips (usually the past three months)
    - Bank statements (last three to six months)
    - Proof of deposit savings
- Avoid big financial changes in this period (new credit cards, large purchases)

## WORK OUT YOUR BUDGET

- Decide on a monthly budget
- Factor in running costs:
  - Council tax
  - Utilities
  - Service charges / ground rent (if applicable)
  - Cost of moving home
  - Leave room for emergencies

## SPEAK TO PROFESSIONALS

- Talk to a mortgage adviser or broker
- Get a Mortgage Agreement in Principle (AIP)
- Understand different mortgage types (fixed, tracker, term length)

## KNOW YOUR BUYING POWER

- Confirm your maximum purchase price
- Decide what's non-negotiable vs nice-to-have

## BEGIN THE PROPERTY SEARCH

### START VIEWING

- Register with estate agents / developers
- Set up online alerts (for example with Zoopla and developer sites)
- View a range of properties to compare value
- Ask the right questions

### WHAT'S INCLUDED IN THE PRICE?

- How long is the lease (if leasehold)?
- What are service charges / ground rent?
- Is there parking, storage, outdoor space?

**BE REALISTIC**

- Consider location vs size vs condition
- Think about future resale value
- Check transport links and local amenities
- Check distance to schools and your commute to work

**LEGAL & MORTGAGE PROCESS****APPOINT PROFESSIONALS**

- Instruct a solicitor or conveyancer
- Submit your full mortgage application
- Pay any upfront fees required

**SURVEYS & CHECKS**

- Book a property survey (Level 1, 2 or 3)
- Review survey results carefully
- Raise any concerns or renegotiate if needed

**STAY ORGANISED**

- Respond quickly to solicitor and lender requests
- Keep documents handy
- Avoid changing jobs or finances during this stage

**EXCHANGE & COMPLETION****BEFORE EXCHANGE**

- Receive your mortgage offer
- Review contracts with your solicitor
- Pay your exchange deposit
- Agree a completion date

**COMPLETION DAY**

- Transfer remaining funds
- Get confirmation from your solicitor
- Collect your keys

**WELCOME HOME****PRACTICAL STUFF**

- Book removal van or movers
- Arrange time off work if needed
- Pack essentials separately (documents, chargers, kettle)

**SET UP YOUR HOME**

- Set up utilities (gas, electric, water)
- Arrange broadband and TV
- Redirect your post with Royal Mail
- Update your address with banks, GP, dentist, DVLA and employer

**FINAL QUESTIONS**

- Where is the main stopcock located?
- Where can I find gas and electricity meters?
- Where is the thermostat?
- What companies supply the gas, energy, water, phone line and internet?
- Find out when the bins are collected
- Introduce yourself to neighbours

