

Please find below our buyer's checklist/guide with approximate timescales
on what you should do after agreeing to purchase a property.

Day	To do...	
1	Choose your solicitor We can recommend a reputable firm for you to use if you do not have your own solicitor organised.	<input type="checkbox"/>
	Instruct your solicitor to proceed Inform your solicitor of the property address and ask them for a list of things they need from you, this will include : I. Signed authority from you to act II. ID confirming your address and identity III. Search fees should also be paid at this stage as these can take upto 6 weeks to be completed by the local council and may delay your purchase if not requested early on in the transaction.	<input type="checkbox"/>
	If you require a mortgage, book an appointment You should book an appointment with our mortgage advisor or your own as soon as possible as the seller will be expecting a survey to be carried out within 10 days or so.	<input type="checkbox"/>
	If you are a cash buyer We would still recommend you commission your own private survey, we can recommend reputable firms to do this for you	<input type="checkbox"/>
2	Make sure all of Day 1 Tasks are complete	<input type="checkbox"/>
3-10	a. Make sure your mortgage application has been submitted to the bank/Building Society b. Make sure you have paid for your survey c. Think about a date you want to move d. Liaise with us on your thoughts on timescale	<input type="checkbox"/>
11-13	a. Check your survey has been booked in and get a date b. Get an update from your solicitor. Any concerns, contact us.	<input type="checkbox"/>
14-28	a. Expect mortgage offer b. Expect a report from your solicitor with fixtures and fittings and property Information forms c. Expect private survey report	<input type="checkbox"/>
29-40	a. Expect your solicitor to report to you on the results of the searches b. Expect to sign contracts c. Lodge your deposit with your solicitors (normally 10% of the purchase price) d. Liaise with us on precise dates you would like to move, as well as your solicitors	<input type="checkbox"/>
40+	At this point you should be ready for exchange of contracts, with a firm date or a good indication of your move date	<input type="checkbox"/>