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— LDN —

The Journey.

Are you ready?

Before you get out there its key to get yourself purchase ready.

In order to get ahead of the game, your priorities should be:

- Obtain a Mortgage agreement in principle.
- Instructed a Solicitor.
- Line up a Surveyor.

FoundIt London has a list of trusted and highly recommended mortgage brokers and solicitors on hand to help out - get this sorted first.

Then you will stand out from the crowd when we find you that dream home.

Associated costs when buying a property.

- Solicitor - circa £1500
- Surveyor - circa £1000
- Mortgage Broker - circa £750
- Stamp duty

- <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

There are many hidden costs please ask for further breakdown so you can budget the right way.

Following on from our initial meeting were we nail down what you are exactly looking for.

Week 1.

- We get out there straight away - Conduct an initial property tour together.

Aim:

FoundIt will organise and show you a range of suitable options with a couple of wild cards options as well.

Result:

In order for us to discuss options together then reframe and refine search if necessary.

We are in it together.

Buying your first home is a very personal process. I want you to be involved as much or a little as you like.

If you see any options you like online or sent to you. Send it over and we can discuss and I can go see it for you and send videos and additional photos.

Week 1 onwards...

Source. Filter. Preview. Shortlist. Repeat.

Constantly sourcing, filtering, discounting properties to find you a selection of the best options out there.

Here to work full time for you so you don't miss out on any opportunity.

FACT: On average over the course of 6 weeks, I visit circa 40-50 properties on your behalf across 3 postcodes.

SAVING YOU TIME.

Each suitable property I visit on your behalf I provide you with:

- Walk through videos.
- Additional photos of the property and its location.
- All the relevant information.
- FoundIt's views - the good and the bad.

Shortlisted properties.

Viewing tours will be arranged for you at a convenient time for all.*

*occasionally I will pull you out with short notice to see a really good option if needs be.

Each tour will be organised for you and will come with an itinerary...

- ✓ All information & costings involved for each property.
- ✓ Sellers situations.
- ✓ Development/ investment opportunities where applicable.
- ✓ Comparable evidence.
- ✓ FoundIt's Notes

So you can make an informed decision.

Or we can refine the search.

We have examples of these reports give us a call and we will send one over.

Have we Found
the one?

Yes

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Success.

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Offer time..

No

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Refine & Cont.

This is why we do all the initial preparation. We put together all the information and submit an offer to the estate agent.

The more information is key so that the estate agent can put forward the offer in the best possible light.

We do all this verbally and in writing.

Offer Accepted..next steps.

- Memorandum of sale received.
- Mortgage application submitted.
- Conveyancing begins once initial contract pack is received.
- Initial disbursement funds in your solicitors account.

Conveyancing

- ❑ Raise enquires on receipt of the draft contract from the seller's solicitor.
- ❑ Request and apply for your own local searches from the council.
- ❑ Agree on a date for exchange and completion.

I will assist your solicitor throughout the process and keep you informed every step of the way.

Fact:

*On average in London leasehold transaction take 12-14 weeks.
With FoundIt we average 8 weeks.*

Survey.

(Happens simultaneous to the conveyancing.)

A survey will be booked by a surveyor on behalf of your mortgage lender.

After the survey a report will be sent out to you then your solicitor. Then the formal mortgage offer will be issued.

Signed to validate.

Note: No legal obligation until the point of exchange of contracts.

Fact.

Mortgage valuations only take 15 minutes.

Instruct a RICS chartered surveyor to carry out a Homebuyer survey - Identify structural problems and value the property. Please ask for further information on which survey to go for once you have had an offer accepted.

You know that you are buying the right one.

Exchange can take place when...

- Completion date has been set.*
- Enquiries answered.*
- Finance in place.*
- 10% deposit is in your solicitors bank account.*

Then...

Contracts signed by all parties and deposit transferred online or in the form of a bankers draft from your solicitor to the sellers.

Boom! *You have secured a property.*

EXCHANGE OF CONTRACTS = DONE.

Between exchange and completion...

Your solicitor will

- The mortgage money is drawn down on average it takes up to 5 working days to arrive with your solicitor.
- Completion statement put together for you.

You will need to

- Organise a removal companies.
- 30 days from completion to pay stamp duty.

Completion.

Completion is when the residual monies (remaining 90%) are transferred from your solicitor to the sellers solicitor.

Keys are released.

CONGRATULATIONS

You have brought your first home!

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