



the**right**broker

FIRST TIME BUYERS GUIDE





INFORMATION COVERED

Getting onto the property ladder

How to get started

The home buying journey

Fees to consider and your Budget

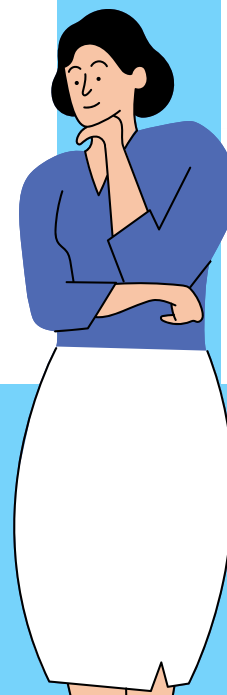
Your home or property may be repossessed if you do not keep up repayments on your mortgage

GETTING STARTED

So you have decided you would like to look at purchasing your first home so congratulations on starting the journey of home ownership.

We understand that although there is a lot of information available to the general public not all of this may be correct and finding the questions you want answering can be difficult.

In this guide, we give an initial look at what the journey looks like to purchase your first home and how we can assist you further.




WHAT IS A MORTGAGE?

A mortgage is a long-term loan secured against the property that you purchase. Your adviser can consider and calculate your affordability and determine what you are first able to borrow and secondly work with you to understand what you are happy to commit to monthly and this will all then help to set the term of the borrowing with you.

To obtain a mortgage a deposit is required and this will usually need to be between 5-15% on your first home as a minimum.

BOOSTING YOUR ABILITY TO OBTAIN A MORTGAGE



Avoid taking on new loan payments such as car finance before you obtain your mortgage as this can affect how much the lender will provide and your overall affordability.

In the months leading up to applying for a mortgage take care of your day-to-day spending and avoid lots of recreational spending such as gambling or socialising as the lenders will again look at your use of disposable income.

Do not withdraw cash from your credit card or obtain pay day loans as these show to the lenders you may be struggling monthly with your outgoings and can affect your ability to obtain a mortgage.

Do not miss any monthly payments and avoid any late payment charges on your account.

Try to stay out of your overdraft and ensure your bank statements show you in the best possible light.

FINDING YOUR HOME

CHECKLIST

We feel that it is a great idea to first create a checklist of features you will require with your home. These could include, location, type of property either modern or period homes, number of bedrooms, property layout, your own parking space, garden space and more.

Ask other homeowners that you know what became a must-have in their home to give you further inspiration and what you would like from your home.

WHERE TO START LOOKING?

So firstly we would recommend registering your interest with all of the local agents in the area you are looking to buy. The agents will have first contact with any sellers and you may be able to visit a property before it reaches the online portals. New home sites if that is the type of home you would like to consider.

There are some great sites online to help find your perfect home such as Rightmove and Zoopla and these will also help you filter out homes that don't match your criteria.



Budget Planning

Total monthly Income:

£

- When buying your first home, new expenses that you may not be currently used to suddenly appear. It is a worthwhile exercise to complete this table to give you a better understanding of your monthly outgoings as a homeowner. Family and friends and your adviser will be able to guide you if you have no idea on some of the monthly costs to expect.
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Outgoing	Amount
Mortgage Payment	£
Utilities (Gas, Electric, Water)	£
TV/Satelite/Broadband	£
Council Tax	£
Mobile Phones	£
Credit Card/Loans/Hire Purchase	£
Food and Clothing	£
Other (Socialising/Gym/Travel)	£
Total	£



DOCUMENTS REQUIRED



IDENTIFICATION

You will need to provide proof of who you are as part of the advice process and usually a combination of the below.

Driving Licence
Passport
Utility Bill

BANK STATEMENTS

Advisers will be asked to supply the last three months of your bank statements to the lender. This helps firstly to confirm your committed expenses and secondly to see how you manage your finances.

CREDIT REPORT

Although lenders will do their own background searches to assist your adviser, a copy of a credit report will ensure they know all of your finance agreements and pick up if there is anything that could affect your application.

BEING PREPARED

It is a good idea to ensure all documents are in order and give you the best chance to obtain the mortgage for your home.

Try to ensure addresses and details are up to date on all documentation.

THE LENDING JOURNEY

First speak with your adviser and find out what is needed for your appointment



Have your meeting with an adviser and complete fact find



Adviser searches the market and find what is available and the right deal for you



Receive your decision in principle allowing you to make an offer in confidence



Find a property and have your offer accepted. Mortgage application then submitted by adviser.



A survey takes place on the property so the lender knows the property is okay to lend on.



The lender makes the offer and your solicitors then are introduced to help complete your purchase



TYPES OF PROPERTY SURVEYS



MORTGAGE SURVEY

This is the lowest cost option provided by the lender to ensure the property matches the valuation and they can lend on the property this does not give you detailed information on the property itself and its condition.

HOMEBUYERS SURVEY

This survey gives you as the buyer firstly a valuation and also gives details on any areas of the property that require attention and may give you estimates on the cost to repair.

These surveys will require payment from the applicant.

FULL STRUCTURAL SURVEY

This survey provides you with the most in depth information. Best for older properties or properties that have had previous additional building work. This will check for all faults provide repair costs and helps you challenge anything legally.

CONDITION REPORTS

With newbuild properties, it is common for a condition survey report to be provided to the lender. These do not include the advice provided within a Homebuyer or full structural survey.

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FEEs TO BUDGET FOR

Mortgage Advice fee

Arrangement fee

Survey fee

Legal fees

Stamp Duty



When purchasing your first home alongside your deposit there will be further costs that need to be budgeted for. The above gives you some of the items that will need to be considered and your adviser will be able to assist in how much each of these may cost based on your circumstances.

● **SOME TIPS FOR BEING PREPARED**

● **ENSURE INSURANCES ARE IN PLACE AND READY FOR**
● **EXCHANGE OF CONTRACTS**

● **ARRANGE REMOVALS IN ADVANCE IF YOU REQUIRE**
● **THEM AND CALL A WEEK BEFORE TO ENSURE ALL IS**
● **STILL SET AS EXPECTED**

● **ONCE EXCHANGED START TO ORGANISE SERVICES**
● **SUCH AS YOUR BROADBAND PROVIDER**

● **ON YOUR MOVE DAY ENSURE ESSENTIAL**
● **ITEMS ARE KEPT IN AN OVERNIGHT BAG SO**
● **EASILY ACCESSIBLE**

● **FINALLY, YOU CAN SETTLE IN AND ENJOY**
● **YOUR NEW HOME**



USEFUL LINKS



Credit Reports

www.clearscore.com

www.experian.co.uk

www.equifax.co.uk

More about us

www.therightbroker.co.uk

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Registered Address: St Johns Court, 70 St Johns Close, Knowle, Solihull, B93 0NH.

A fee may be charged for mortgage advice. The exact amount will depend on your circumstances, but we estimate this will be £495 upon application.