

THE HOUSE BUYING PROCESS

When buying a house, it is important to understand both the legal and mortgage application process so once your offer is accepted, you can maximise your efforts to ensure completion is within the desired time frame.

LEGAL PROCESS

This process takes 2 to 3 months (but may take longer)

1.

Solicitor is appointed to carry out conveyancing – the process that transfers property from one person to another



2.

Local Authority and other searches instigated



3.

Legal paperwork is drawn up



4.

Land Registry checks completed



5.

Exchange and Completion dates are negotiated by the solicitors for both parties



6.

Contracts Exchanged - this is now legally binding



7.

Solicitors check that the vendor still owns the property, has not become bankrupt or had the property repossessed



MORTGAGE APPLICATION

This process takes 2 to 4 weeks (but may take longer)

1.

Mortgage application submitted to lender



2.

Lender checks your documentation, expenditure, employment history and source of deposit funds



3.

Lender instructs a valuation survey



4.

Lender confirms agreement to lend the monies in a Formal Mortgage Offer. A copy will be sent to you and your solicitor



LEGAL PROCESS (cont.)

8.

Solicitor sends Certificate of Title to lender and requests new mortgage monies are released



9.

Solicitor transfers the monies to seller's solicitor and Deeds to the property are transferred to new owner - Completion



10.

Stamp Duty Land Tax must be paid within 14 days of completion of contracts



5.

Solicitor draws down funds from Lender and Completes property purchase - mortgage starts

IMPORTANT INFORMATION:

Mortgage advisers have no influence over the legal process.

Be prepared to chase your solicitor - they are very busy, take holidays, get sick or move on, so keep in touch with your legal team - it will be worth it!

Good communication with all parties is essential to ensure the process is smooth and happens in a timely fashion.

If you are in a house buying chain, there will be other buyers and sellers, with mortgages and legal processes, this is harder to control.

The team at J Finance will work hard to ensure that the mortgage application is completed as soon as possible. It is your responsibility to communicate with your legal team, estate agent and respond in a timely fashion with the mortgage application process. Typically, the time taken for conveyancing is considerably longer than the taken to obtain a formal mortgage offer. As mortgage advisers, J Finance cannot influence the date of exchange of contracts and legal completion beyond the provision of a formal mortgage offer.