

## Buying Process

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### Register with Homeworks

You can either register via our web site, call us or just drop into either of our offices in Thorpe Marriott or Taverham with your details.

### Find "Property For sale"

Go to <http://www.rightmove.co.uk> to view properties in our database from this site.

### Viewings

Viewings can be arranged by appointment to suit you and the seller.

### Making your offer

Once you've found a suitable property, Homeworks will put your offer forward to the seller, both verbally and writing. Any offer is "subject to contract".

### Legal

A solicitor or qualified conveyancer will be required to handle the legal paperwork.

### Sale Agreed

When the offer is accepted, you will need to instruct your solicitor to process the stages of the purchase. If you have already arranged your mortgage the broker will need to be notified to start processing this too.

### Draft contract

The seller's solicitor will prepare this and send it to your solicitor, who will make the necessary enquiries and make a Land Registry search.

### Local authority searches

This process will raise any issues regarding the property, it's immediate neighbours and local future plans.

### Survey

The purpose of the survey is to identify any structural problems and advise on the property's value.

### Contract approval

Your solicitor prepares this for approval once all enquiries have been completed with bodies such as the Land registry.

### Mortgage

Where applicable is now confirmed so that the purchase can move to exchange of contracts.

### Exchange of contracts

A completion date is set. You and the seller sign the contracts. A 10% deposit is then transferred to the sellers solicitor.

### Completion

The completion date is set for the near future and on a day when all final monies can be transferred to the sellers solicitor.