



# buying a property – selecting the right property

**Buying a house can seem a daunting prospect and we hope this guide will provide a suitable structure to help you get the right property for you.**

Visit our office or register online for hollis morgan updates and we will email details of properties which we feel suit your requirements.

## making an offer

Having identified a suitable property the next stage is to make an offer. Clearly, as agents for the seller our duty is to obtain the best possible price for our client. All offers will be submitted to our clients immediately and we will keep you advised whether or not they are acceptable. If we have an indication from the seller of a new figure which is acceptable you will be promptly informed.

## solicitors and conveyancers

After agreeing a sale we will require the details of the legal firm acting for you, as quickly as possible, in order to minimise delays. We have excellent working relationships with many solicitors in the area and are happy to recommend a local firm.

## building survey

We recommend that you instruct a qualified surveyor to carry out a comprehensive inspection of the property. This will highlight any defects and also provide an opinion on valuation.

## homebuyers report

An HSV is an inspection carried out on behalf of your mortgage lender to determine the suitability and security of the property for the mortgage requirement. It is carried out for the benefit of the mortgage provider not for your peace of mind.

## specialist advice

Some surveyors may recommend specialist advice especially in the case of serious damp or major structural defects. We strongly recommend following this advice and seeking the correct professional help.

contact Andrew Morgan or Oliver Hollis on 0117 9736565 to arrange a viewing or make an offer.

## professional advisors

We have an extensive list of professional contacts well qualified to provide you with the services and information you may require. We will be pleased to suggest appropriate firms to help you.

## before you exchange contracts

- make sure that your Solicitor is satisfied with the replies to all his enquiries
- make sure that you have sought all the right professional advice as to the structure and condition of the property.
- make sure your finances are in order and that your mortgage offer has been received.
- in the event of the agreed price being re-negotiated make sure that all parties have been informed.
- make sure a suitable completion date has been agreed and written into the contract.

## completion day

Our client's solicitor will ring us to allow keys to be released as soon as he is in receipt of the total funds and you are free to collect them from our Clifton office.

## stamp duty

Purchase price	SDLT rate	SDLT rate for first-time buyers
up to £125,000	Zero	Zero
from £125,001 to £250,000	1%	Zero
from £250,001 to £500,000	3%	3%
from 500,001 to £1,000,000	4%	4%