

Mortgage Survey

If you are using a mortgage your lender will arrange for the property to be visited by a Chartered Surveyor to check that the value is correct, and they are happy to secure the loan (mortgage) against it. You may wish to pay for a further survey to be carried out on a property for a more detailed report on the condition.

There are two types of survey that you may wish to have concerning the condition of the property.

There are two types of survey available:

SURVEY TYPE 1

HOMEBUYER SURVEY

It is a basic service and therefore more appropriate to properties in apparently good condition and conventionally constructed.

The survey's purpose is to highlight any pressing or significant defects and problems which are likely to have an overall impact on the value of the property.

SURVEY TYPE 2

BUILDING SURVEY

The Building Survey is comprehensive and lists full technical details of the construction, materials and condition.

It highlights the full spectrum of defects from the more serious down to the insignificant and the terms of the survey are therefore tailored to fit the client's specific needs.

Legal Steps

LEGAL STEPS 1

DRAFT CONTRACTS

The draft contract is drawn up by the seller's solicitor and is forwarded to the buyer's solicitor for consideration.

LEGAL STEPS 2

SEARCHES & ENQUIRIES

On receipt of the Draft Contract your solicitor will send for searches; they will ask you for circa £500 to order these from the local authority. Searches will highlight potential issues such as any planning that may impact the house and if there is any risk of flooding.

Once these have arrived with your solicitor, they may raise enquiries/questions to the sellers' solicitor. These will be answered and the contract amended accordingly, subject to final approval.

LEGAL STEPS 3

MORTGAGE OFFER & CONTRACT

You had your mortgage agreement in principle, and this will have now been underwritten by your lender (confirming your affordability). The lender's surveyor will have agreed with the property value and will issue the mortgage offer. Your solicitor will receive a copy of this.

Once your solicitor has a copy of your mortgage offer and is satisfied with the seller's solicitor's answers to enquiries they will ask you to sign and return the contract. It is always best to return by hand or via a special postal delivery.

LEGAL STEPS 4

EXCHANGE OF CONTRACTS

Your solicitor is satisfied with the answers provided by the seller's solicitor and holds your signed contract; they will also ask you to transfer 10% of the purchase price into their account.

Your solicitor will check with you that they may proceed and then offer the exchange of contracts to the seller's solicitor. At this point the completion date, usually 1 or 2 weeks later, is agreed.

Once the seller's solicitor agrees to the exchange of contracts, both parties are legally bound to buy/sell the property.

LEGAL STEPS 5

COMPLETION

On the completion date, the balance of the purchase price is transferred by the buyer's solicitor to the seller's solicitor and the keys are released to you by the estate agent.