



Katie King CeMAP

Mortgages | Insurance | Other Financial Services

07305 384 357

katie@themortgagesocial.com

@the_mortgage_social



EVERYTHING YOU NEED TO KNOW: HOME MOVER GUIDE

Ready to relocate but unsure how to begin? Use this guide to assist you through your home move!

01

Get Your Current Home Valued:

To have an idea of your home's potential selling price, it's essential to get an estimate. Consult at least two estate agents to value your property and enquire about their selling fees. Keep in mind that the value of your home is determined by what someone is willing to pay for it.

02



Working Out Your Budget: Initially, you will work with approximate figures since the exact selling price of your home is uncertain, affecting the deposit amount. It is essential to involve a mortgage broker early on in the home buying process as they will evaluate your finances, establish borrowing limits, and secure a decision in principle when you are ready to explore properties. This document is crucial for submitting a property offer, showing the estate agent that you have mortgage pre-approval. Remember to consider expenses such as solicitor fees, estate agent fees, and stamp duty while assessing your finances.



03

Making an Offer on a Property:

Accepting an offer on your property before making an offer on another property puts you in a stronger position however, you can still make an offer on a property you want to purchase even if you haven't accepted an offer on yours yet. Once you have an accepted offer, you can proceed to step 4...

Mortgage Application & Instructing Your Solicitors:

This is where things really start to move quickly. First of all, you will inform your mortgage broker that you have had an offer accepted. They will work with you to go through your mortgage options & figures, collect final documents and submit the application to the lender. You will also instruct your solicitors and fill out their initial documents so they can begin the legal work towards your purchase.

04

05

Mortgage Offer & (potentially) Instructing A Survey: Once your offer is issued, it will be sent to you and your solicitors. Your mortgage broker will review the offer with you to ensure your understanding and address any queries you may have. Additionally, you might consider arranging a property survey at this stage. While various survey levels are available, it is not compulsory when buying a home. Meanwhile, your solicitor will continue to proceed with the legal procedures during this period.

06

Organising Your Insurances:

After receiving your mortgage offer and progressing with solicitors, it's essential to arrange your personal and home insurance. Your mortgage broker will guide you through the available options and provide advice. Given that you are undertaking a significant debt and responsibility, it's crucial to consider how to safeguard yourself in case things do not go as expected.



07

Getting Ready for Exchange: Throughout the solicitor process, various tasks such as searches, title investigations, raising enquiries, and drafting contracts will be completed before the exchange of contracts. This process may span several weeks and its duration will be influenced by the specifics of your property purchase..

08

Exchange of Contracts: Following the transfer of your deposit to your solicitor, the exchange of contracts will take place. This stage is legally binding, and if you choose to withdraw thereafter, there is a possibility of forfeiting your deposit. It is crucial to have buildings insurance in place during this period as you assume responsibility for the property. The exchange of contracts for your sale & purchase will happen on the same day.



09

Completion Day: It's the day you've been waiting for – handing over the keys to your old home & receiving the keys to your new home. Your mortgage will be finalised, your old mortgage on your old home redeemed and your solicitors will update the land registry to confirm your ownership. Remember to record your meter readings for water, gas, and electricity on this day to avoid paying for previous usage. Celebrate this milestone with some champagne – you've made it!



When you are ready, I am here to support you not just as your mortgage and insurance broker, but also as a trustworthy individual you can rely on and reach out to with any queries along the way. Our goal is to work together towards meeting your needs, and I am committed to ensuring that this process is as enjoyable as possible for you!

Based in Warwickshire, helping clients all over the UK.

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

