

Buying your dream home checklist

Use our simple checklist to understand the key stages and what you need to consider when buying your first home.



Stages	Things to consider	Tick	Date completed
 1. Work out your budget	<ul style="list-style-type: none"> Before you start property hunting, you need to know what you can afford and what you can put down as a deposit. There are a number of other costs to factor in, for example product fee, legal fees and stamp duty. Use our budget calculator to help you work out what you spend each month. Finally, find out how much you could borrow and what your monthly payments could be using our calculator. 		/ /
 2. Find your perfect home	<ul style="list-style-type: none"> Consider the type of property you want and the area you want to live in. Make sure you ask plenty of questions to the owner and estate agent, and the builder if it's a new build property. 		/ /
 3. Get a decision in principle	<ul style="list-style-type: none"> This tells you if we could lend you the amount you need based on your monthly income and outgoings. Our decision in principle is free with no obligation and is valid for 60 days. You can get a decision in principle online here. 		/ /
 4. Make an offer	<ul style="list-style-type: none"> Make your offer to the estate agent or owner, based on the mortgage you can afford and the deposit you have. When you're making your offer, you'll need to instruct a solicitor to take care of the legal work for you. 		/ /
 5. Apply for your mortgage	<ul style="list-style-type: none"> Once your offer has been accepted, you need to apply for a mortgage. You can do this without advice online, or with advice either in branch or by calling us on 0800 068 6064. Make sure you have everything to hand when you're applying, including pay slips, address history and details of loans and credit cards. You'll get a Key Facts Illustration (KFI) for the mortgage deal. It's essentially a quote that shows the costs and fees for that mortgage. 		/ /
 6. Property valuation and surveys	<ul style="list-style-type: none"> Once the mortgage application is completed we'll arrange for the property to be valued. This lets us make sure the value of your home is adequate for the mortgage you require. Once the valuation is received we can make you a formal mortgage offer, meaning your mortgage has been approved. You can also arrange to have a survey on the home you're buying so you know its condition before you commit. 		/ /
 7. Exchange contracts	<ul style="list-style-type: none"> As soon as your solicitor/licensed conveyancer has everything they need, they'll send you a contract to sign, along with any relevant paperwork. At this point you're legally committed to buying the property and you'll be provided instructions on how to pay your deposit. You'll also need to have buildings insurance from this point. 		/ /
 8. Complete and move	<ul style="list-style-type: none"> On the day of completion, the property becomes yours. Normally you'd collect the keys from the estate agent dealing with the sale of the property. 		/ /
 9. Take care of the essentials	<ul style="list-style-type: none"> Remember to take meter readings as soon as you move in. Make sure you close down any utility bill accounts at your old house and set up new ones for your new home. Let everyone know your new address and phone number, including your bank, doctor and employer. Don't forget to redirect the post from your old address to your new one. Finally, put your feet up and enjoy your new home. Congratulations! 		/ /

To find out more details on any of these steps check out our [first home guide](#)

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All applications are subject to status and our lending criteria. This means that the amount we will lend you will depend on your individual circumstances, the type of property and the amount you borrow. For example, we may require a higher deposit if you are buying a flat or a new build property.

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