










Buying your dream home checklist



Use our simple checklist to understand the key stages and what you need to consider when buying your dream 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 online 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 on santander.co.uk. 		/ /
 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 on our website. 		/ /
 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. 		/ /
 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 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 mortgage illustration for the mortgage deal. It's essentially a quote that shows the costs and fees for that mortgage. You'll need to instruct a solicitor to take care of the legal work for you. 		/ /
 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 property is worth the amount you're paying for it. Once the valuation is received we can make you a formal mortgage offer, meaning your mortgage has been approved. We recommend you get a survey on the property 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. Once you've signed it you're legally committed to buying the property. You'll be given 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. When the money we're lending you is paid to the seller's solicitor you'll be able to collect the keys. This is normally 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 property 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](#) online.

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. Applicants must be UK residents aged 18 or over. The amount we will lend depends on your circumstances, the amount borrowed and the property. A higher deposit may be required for a flat or new build.

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