



# LARWOOD PARK

COMMUNITY & SPORT

## Your Step by Step Guide to Purchasing your new Westerman Home

Buying a new home can appear to be a little scary initially, there's lots to do and remember, but don't worry, our quick guide will help keep you on track.

*We're here every step of the way to help your move go smoothly..*

### **Come and see us**

Visit our development and discuss your requirement with our sales advisors on site.

### **Choose your plot**

After viewing the development, plans and the house types, decide which plot you would like to reserve.

### **Qualification**

Our Sales Advisor will ask that you be financially qualified by a Financial Advisor. We can assist you, by providing you with a few names and contact numbers of Independent Financial Advisors who will not charge you for their services. Alternatively you could provide us with a copy of your Mortgage in Principle if you have one.

### **Reservation**

Now you are successfully qualified, you can reserve the plot of your choice and pay your £500.00 reservation fee. We will remove the plot from the market whilst the legal process is carried out.

At the time of reservation we will issue you with a New Homes Guide, this guide contains plans, drawings and other important information regarding the development and the purchase of your new home.



## **Instruct a Solicitor and pay your search fees**

Instruct the Solicitor of your choice to act for you. The Solicitor will ask for a payment on account in order to pay for your Searches and other associated costs. Should you have chosen to purchase through the Help to Buy scheme, please ensure your Solicitor is familiar with the scheme prior to instructing them.

Alternatively we can suggest the names of a few local Solicitors who have experience with the scheme.

## **Apply for your Mortgage**

Your Financial Advisor or Lender will then submit your mortgage application.

## **Making your house your home**

Neutral colours and clean, unused space means you can easily add your own touches. You can often choose your own kitchen units, worktops, tiles and floor coverings, once you have reserved your new home; however this is subject to the build stage at the time of reservation.

## **Exchange of contracts**

Once your mortgage offer is in place and your Solicitor has the entire legal documentation ready, you will be invited to sign contracts with them and pay your exchange deposit.

This is normally 10% of the purchase price, though with the Help to Buy\* scheme this could be just 5% of the purchase price. If you have a sale linked to your purchase some of the exchange deposit will come from your buyer.

Subject to everything being in order contracts will be exchanged and an anticipated moving in date could be discussed.

Please note: Until we are in possession of a Council of Mortgage Lenders Cover note we are unable to fix a completion date.

## **Home demonstration tour**

Approximately one week before completion day, we will invite you to take a tour of your new home, to ensure you are happy with it. The Site Manager will explain how the heating and appliances work, along with other important information regarding your new home.

Please note the home tours take place Monday to Friday from 11.00am, with the last appointment being 3.00pm, and 2.00pm on Friday. We are sorry but we are unable to conduct home tours at weekends.

## **Legal completion**

Moving in day! Your Solicitor will apply for your mortgage funds. Once we have notification that the monies have been received by our Solicitor, we can then call you to arrange a suitable time for you to collect your keys and move into your new Westerman home.

If you have any questions please do not hesitate to contact one of our advisors who will be happy to assist you.

\*subject to terms & conditions

