



## a first-time buyer's checklist...

Thinking about getting yourself on the property ladder? Amazing news! Here is a handy checklist to help you get started...

### affordability

- 1 Have you looked at property prices in the area you would like to live?
- 2 Do you know if you will be applying for a single or joint mortgage?
- 3 Have you looked into government schemes like Help to Buy?
- 4 Are you in any debt?
- 5 Have you run a credit check? Try Experian or Equifax.
- 6 Do you know how much you will have as a deposit?

### location

- 1 Have you considered your day-to-day routine like getting to and from work, seeing friends and family?
- 2 Have you checked out the transport links and local amenities?
- 3 What are the schools like in the area? Even if you don't have children, being close to a good school is a great feature if/when you come to sell.
- 4 What's the crime rate like?
- 5 Does the neighbourhood look well-kept?

### saving

- 1 Do you know how you are going to track your income and expenses?
- 2 Have you got a clear plan of action to pay off any outstanding debts?
- 3 Have you started cutting down on unnecessary spending?
- 4 Have you got a savings account?
- 5 Have you thought about how much you can afford to save each month?
- 6 Have you setup a standing order to your savings account?

### mortgage application

- 1 Have you spoken to a mortgage advisor to understand more about your position?
- 2 Have you got your deposit ready?
- 3 Have you got additional funds available?
- 4 Have you got all your documentation together in a file? (Payslips, bank statements, ID, tax return if necessary).

Think you're ready for the next step? Give us a call, we'd love to have a chat with you about your mortgage!