



Buying Guide

This guide will walk you through the steps needed to sell your property through Capsel Homes. You may have lots of questions to ask however, and if so, please do not hesitate to contact us on 0333 207 9000, where one of our friendly, knowledgeable team will be available to help.

Viewing the Property

When you wish to view a property, contact us to make a booking and we will run through a few questions with you. This will allow us to understand your needs and we may also have other properties that could interest you.

Making an Offer

You've viewed the property and you love it so it's time to make an offer! Our experienced friendly team will guide you through the process and advise you of the documents and financial information we need from you.

Offer Accepted

Great news! Your offer has been accepted!! We will guide you through the next steps needed to ensure the process is as smooth as possible.

Or



Offer Refused

Don't get too disheartened. This is very common and often the final agreed price takes a bit of negotiating on both sides. Our team will advise you on the next steps.

Conveyancing

A solicitor is needed to act on your behalf for the purchase of your dream home and it is essential you choose the best one to meet your needs. Personal recommendations from friends and family are a great place to start your search for the right professional to assist you.

Survey

If you are purchasing your new home with a mortgage, your mortgage company will carry out a survey. Property surveys are conducted by qualified surveyors, who are members of the Royal Institution of Chartered Surveyors (RICS). There are different types of surveys which will help you to understand more about the property you are purchasing and help you to budget for any works needed. The level of survey you will need is explained below:

RICS Home Survey level 1

This is a basic property survey and is suited to more modern properties that are in good condition. The survey report provides an overview of the property's condition but does not go into detail. A traffic light rating system is used to indicate what needs immediate attention – the items marked red will be the most urgent.

RICS Home Survey level 2 (RPSA Home Condition Survey or Home Buyers Survey)

This is the most popular survey for buyers as it is suitable for any age property if it is deemed to be in a reasonable condition. It only looks at part so the property that are readily available, so not under floorboards, behind walls or in the loft. It will include maintenance advice as well as repairs that are necessary. This useful report highlights issues such as cracks, damp, or subsidence as well as areas that do not meet with building regulations.

RICS Home Survey level 3 (RPSA Building Survey)

This is a full structural survey and useful for older properties or those in poor condition. If you are planning a significant amount of work to the property, then this survey maybe more useful.

You will receive a more detailed report, providing a full breakdown of the property's structure and condition; information on how it was constructed, the materials used, including the condition of the foundations, roof, and walls. You will also receive advice about repair work and maintenance needed.

Sales Progression

One of our helpful, experienced sales negotiators will help you liaise between both parties' solicitors and the seller as well as arranging access for the survey.

Exchange of Contracts

This is the exciting part! Exchange of contracts usually takes place 14 days before the completion date, and this is when you and seller become legally committed to the sale of the property. Your solicitor will request funds and transfer 5 or 10% of the property value to the seller's solicitor. Sometimes however, the exchange and completion can happen on the same day, and this is called a simultaneous completion.

Completion

You're nearly there and soon you will have the keys to your new dream home!

Completion is the final stage of the property purchase and takes place when the seller's solicitor confirms they are in receipt of the full purchase monies. We will then receive a call from the seller's solicitor instructing our ability to release the keys to you!

The Capsel team will be on hand to guide you through all the final steps in the process and help you with anything you are unsure of!

