

First-time buyers checklist

✓ TICK CHECKBOX

First-time buyer Checklist: Before making an offer

Understand your budget	
Save your deposit	
Obtain a mortgage agreement in principle	
Research additional buying costs	
Get a conveyancing quote	

First-time buyer Checklist: Once your offer is accepted

Instruct your conveyancer	
Submit your mortgage application	
Complete identity and source of funds checks	
Arrange a survey	
Review the property information provided	

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First-time buyer Checklist: Before exchanging contracts

Mortgage offer received	
Searches completed	
Enquiries answered	
Contract approved	
Completion date arranged	

First-time buyer Checklist: Before completion day

Buildings insurance arranged	
Deposit funds transferred	
Removal arrangements organised	
Final preparations made for moving day	

Why these questions matter as a first-time buyer: Before making an offer

There's a lot to remember when buying your first home. Understanding the key stages of the process can help you feel more confident, avoid common pitfalls and keep your purchase moving smoothly. The more you know upfront, the easier it is to avoid unexpected expenses and make a confident, informed decision.

Understand your budget

Knowing your budget before you start viewing properties can help you focus on homes you can realistically afford and avoid disappointment later in the process.

Obtain a mortgage agreement in principle

An agreement in principle gives you an indication of how much you may be able to borrow and shows sellers you're a serious buyer.

Have your deposit ready

You'll need to be able to demonstrate where your deposit has come from. Having your funds available and your documentation prepared can help prevent delays later on.

Understand the additional costs

It's important to budget for more than just the purchase price. Costs such as conveyancing fees, surveys, Stamp Duty (where applicable) and moving expenses should all be considered.

Get a conveyancing quote

Obtaining a quote early means you'll know what legal costs to expect and have a conveyancer ready to act once your offer is accepted.

Why these questions matter as a first-time buyer: Once your offer is accepted

There's a lot to remember when buying your first home. Understanding the key stages of the process can help you feel more confident, avoid common pitfalls and keep your purchase moving smoothly. The more you know upfront, the easier it is to avoid unexpected expenses and make a confident, informed decision.

Instruct your conveyancer

The sooner your conveyancer can begin work, the sooner searches, contract reviews and legal checks can get underway.

Provide ID and source of funds information

By law, conveyancers must verify your identity and the source of your funds before proceeding with your transaction.

Arrange a survey

A survey helps identify any defects or maintenance issues that could affect your decision to buy or influence the price you're willing to pay.

Submit your mortgage application

While an agreement in principle is useful, a full mortgage offer is usually needed before you can exchange contracts.

Review the property information

Take time to carefully review any information provided about the property and raise any questions as early as possible.

Why these questions matter as a first-time buyer: Before exchanging contracts

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Searches completed

Property searches can reveal important information about the property and local area that may affect your decision to proceed.

Enquiries answered

Any questions raised by your conveyancer should be resolved before you're legally committed to the purchase.

Mortgage offer received

Before exchange, your formal mortgage offer should be in place and any lender conditions satisfied.

Contract approved

Make sure you've reviewed and understood the contract before authorising your conveyancer to exchange contracts on your behalf.

Completion date agreed

A completion date must be agreed by all parties before contracts can be exchanged.

Why these questions matter as a first-time buyer: Before completion day

There's a lot to remember when buying your first home. Understanding the key stages of the process can help you feel more confident, avoid common pitfalls and keep your purchase moving smoothly. The more you know upfront, the easier it is to avoid unexpected expenses and make a confident, informed decision.

Arrange buildings insurance

If required, your lender may expect buildings insurance to be in place from exchange of contracts.

Transfer your deposit funds

Your conveyancer will need cleared funds in time for exchange and completion.

Organise your move

Booking removals early can help reduce stress and ensure you're ready for moving day.

Read your completion statement

Your completion statement outlines the final balance due and helps you understand exactly what needs to be paid before completion.