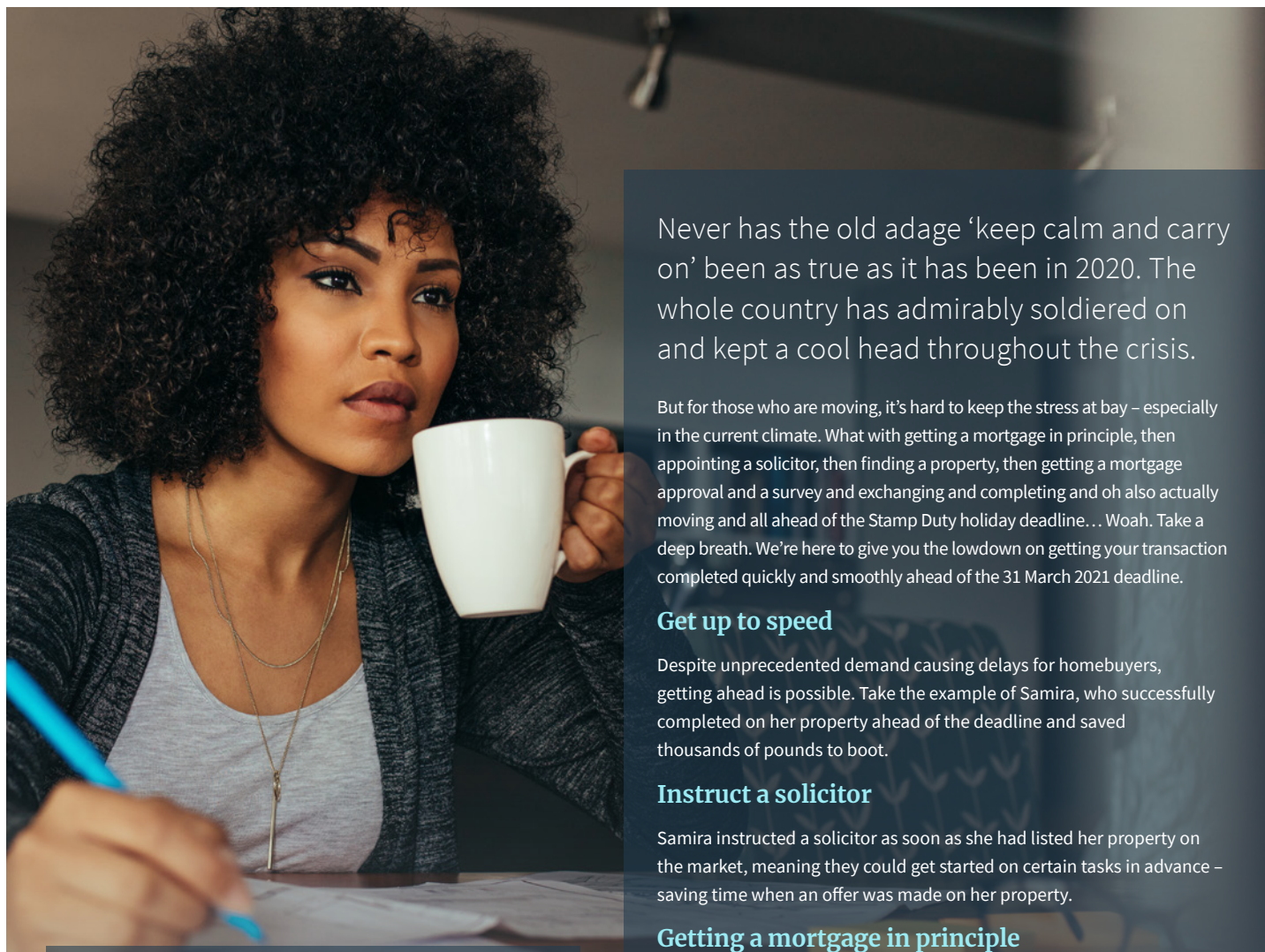


VIEWPOINT

HGC FINANCE

Thank you for reading our newsletter, if you would like to discuss any of the articles further, please do not hesitate to contact us.



Keep calm and complete on time

Expert advice for a speedy transaction

If you're looking to get your completion through ahead of the Stamp Duty holiday deadline, then talk to us. Our expert advisers can help kickstart your mortgage search to boost your chances of completing before April.

Countdown to completion

- Instruct a solicitor
- Talk to us!
- Get a mortgage in principle
- Sort your paperwork
- Book a survey

Never has the old adage 'keep calm and carry on' been as true as it has been in 2020. The whole country has admirably soldiered on and kept a cool head throughout the crisis.

But for those who are moving, it's hard to keep the stress at bay – especially in the current climate. What with getting a mortgage in principle, then appointing a solicitor, then finding a property, then getting a mortgage approval and a survey and exchanging and completing and oh also actually moving and all ahead of the Stamp Duty holiday deadline... Woah. Take a deep breath. We're here to give you the lowdown on getting your transaction completed quickly and smoothly ahead of the 31 March 2021 deadline.

Get up to speed

Despite unprecedented demand causing delays for homebuyers, getting ahead is possible. Take the example of Samira, who successfully completed on her property ahead of the deadline and saved thousands of pounds to boot.

Instruct a solicitor

Samira instructed a solicitor as soon as she had listed her property on the market, meaning they could get started on certain tasks in advance – saving time when an offer was made on her property.

Getting a mortgage in principle

She then took advice and received a mortgage in principle from her lender before starting her property search in earnest. This meant that she already had an agreement in place when she made an offer on her new home.

Paperwork, paperwork, paperwork

Samira was proactive in finding out which documents she would need to provide her solicitor with, so that she was ready to hand over all her paperwork as soon as a buyer was found. This included:

- Energy Performance Certificate (EPC), which is required by law in all home sales
- Guarantees for her oven and boiler, which would be handed over to the new owners
- FENSA certificate for the double glazing she had installed three years prior to selling
- Boiler servicing records
- Building control certificate for her loft conversion
- Property information form and fixtures and fittings form.

Book that survey

A survey isn't legally compulsory, but the costs of not having one are potentially devastating. As soon as her offer was accepted, she instructed a surveyor and forwarded a copy of the survey report on to her solicitor so that enquiries could be made about the results.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE