

Selling or Buying a Home?

When it comes to buying and selling your home, its right up there as one of the most stressful things anyone can do!

However, it doesn't have to be like this; with a little forward planning, a touch of patience and great communication it can actually be quite smooth and stress free.

Here are our top 15 tips for making things so much easier:

FIFTEEN WAYS To ensure a stress free house move

Number 1

Give yourself as much time as possible before you actually put your property on the market for sale. This will allow you time to declutter; touch up; redecorate and carry out minor repairs in order to present your home in the best possible condition.

Number 2

Instruct the right Solicitor at the very beginning, even before you have found a buyer.

This helps to;

- ✓ know who you are working with
- ✓ complete relevant paper-work in advance
- ✓ avoid any delays right from the start.

Number 3

Get your mortgage offer in place; Talk to mortgage lenders as soon as you are thinking about moving. By having financials in place early on it will make you a more attractive and credible buyer for any vendor.

Number 4

Be realistic; With the current economic situation get at least 3

local Estate Agents for a valuation, and don't just go for the highest valuation.

Pricing to sell will get people through the door to view and sell your house faster. More people wanting to buy your house will also lead to a "bidding war" which is a good way to get an excellent price.

Number 5

Be upfront with your solicitor;

We are on your side after all. Share with them any potential problems or possible issues however small or insignificant they may seem to you. Your solicitor can then judge any impact they may have on your conveyancing transactions.

Number 6

Avoid same day exchange and completion;

This is a recipe for potential disaster and for maximum stress!

You may be encouraged to do this BUT most house sales involve a chain, and sometimes a lengthy one.

You may not actually move on the day proposed because one person in the chain may change their minds. So for your sanity avoid it at all cost!

Number 7

Ensure you visit the property you want to buy several times, and at different times of the day to be sure it really IS the property for you before exchange of contracts.

It's a bit late to find out once you've moved in for example that you get no sun in your garden after 3pm, if a sunny garden was a definite must!

Number 8

Keep in regular contact with your Solicitor and Estate Agent;

After all they are working for YOU!

Regular and clear communication is vital.

So whether you have good or bad news, pass it on ASAP.

Number 9

Don't organise a removal company until you have a firm moving date from your solicitor (not Estate Agent).

It could avoid you having to reschedule or be forced to move to another removal company.

Number 10

Avoid putting an offer on a property when you have not found a buyer for your property unless you have additional funds – experience shows this really puts unnecessary pressure on you, and makes you appear less serious to the seller, not to say the pressure you are putting on yourself and your Agent to find a buyer ASAP

Number 11

Don't skimp on the survey; your home is probably the largest single purchase you'll make, so don't be caught out by always opting for the cheapest option!

Even new houses can have major faults (we've all seen TV shows on this) . . . so opt as a minimum for a Homebuyers Report for peace of mind and wallet!

Number 12

Agree the list of fixtures and fittings to be included in the sale price ASAP;

Avoid nasty fallout on the moving day by having a clear and concise check list for the house you are selling and the one you are buying – that way there should be no last minute disagreements

Number 13

Find out who the current service providers are early on in the process;

Organise for all the meters to be read on both your existing home and your new home to avoid any future disputes.

Contact the phone company to ensure all the paperwork is drawn up for a smooth transition.

Number 14

Be organised;

Don't leave packing until the last minute. Pack room by room, clearly labelling the boxes as you go and use this time to declutter too! If you haven't used it for 3 years, why move it to the next house?

Even consider hiring a small skip to make the job even easier or take it all to a car boot sale and make some money!

How good will it feel when you just unpack what you use and need at the new house and not all the old junk from the last house move too?

Number 15....

Hire a great Conveyancing solicitor!

Please Call...0844 874 5377

Or email

Help@SolicitorsInBournemouth.com

Solicitors in Bournemouth

8 Seamoor Road

Westbourne

Bournemouth

Dorset BH4 9AN

PS Thank you for taking the time to read this ;-)