



RIGHT HOMES4U

WE RENT, WE SELL, WE MANAGE

STEP BY STEP GUIDE

BUYERS



RIGHTHOMES4U

WE RENT, WE SELL, WE MANAGE

Welcome to RightHomes4U, Burnley's & Lancashire's independant property experts

Wether you're Buying, Selling, Renting or Letting your property through us, we will offer an unparrell service by offering transparency, expertise and dedication which will ensure a swift and satisfactory outcome to all your property needs.

Our Comprehensive Services List



Lettings



Sales



Management



Mortgages



Maintenance



Insurances



Commercial



Investment



Removals



Utilities

01282 50 50 24

WWW.RIGHTHOMES4U.CO.UK

214 COLNE RD, BURNLEY, LANCASHIRE, BB10 1DY



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Step 1 – Register Your Interest

- Contact RIGHTHOMES4U by phone, email, or visiting our office.
- Provide your budget, preferred locations, and type of property.
- We'll add you to our buyer database so you get early alerts for new listings.

Step 2 – Arrange Your Finances

- **If buying with a mortgage** – speak to a mortgage advisor for an *Agreement in Principle* (AIP) to confirm how much you can borrow.
- **If a cash buyer** – ensure funds are readily available and proof can be provided.
- Budget for **extra costs**:
 - Solicitor's fees
 - Survey fees
 - Stamp Duty (if applicable)
 - Moving costs

Step 3 – View Suitable Properties

- We'll arrange viewings for properties that match your requirements.
- Take notes and ask questions during viewings.
- Consider location, condition, and potential resale or rental value.

Step 4 – Make an Offer

- Let us know the amount you wish to offer and any conditions (e.g., "subject to survey").
- We'll put your offer forward to the seller and negotiate on your behalf.
- Be prepared to provide proof of funds or mortgage AIP.

Step 5 – Offer Accepted

- Once your offer is accepted:
 - Instruct a solicitor/conveyancer to handle the legal work.



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- If buying with a mortgage, your lender will arrange a valuation.
- Book a survey (optional but recommended).

Step 6 – Legal Process (Conveyancing)

- Your solicitor will:
 - Check the legal title.
 - Review contracts and raise any enquiries.
 - Arrange searches (local authority, drainage, environmental, etc.).
- You'll receive regular updates from us and your solicitor.

Step 7 – Exchange of Contracts

- When all checks are complete, both parties sign contracts.
- You pay your deposit (usually 10% of purchase price).
- The completion date is agreed.

Step 8 – Completion Day

- The remaining balance is transferred.
- Keys are released to you via RIGHT HOMES4U.
- Congratulations – the property is now yours!

Step 9 – Moving In & Aftercare

- We can recommend trusted removal companies and tradespeople.
- If you're an investor, we can help let and manage your property.



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