



Congratulations!  
You have reserved your new Kingswood home

# What Happens Next?

42 days to exchange – It is achievable if you follow this simple guide

## Week 1

- **Please instruct a solicitor and pay search fees**

If you have not chosen a solicitor then why not use a Kingswood recommended solicitor, they will have first-hand experience of your development so this will save you time and more importantly, could save you money. If you have an existing mortgage, please make sure you provide your solicitor with your current mortgage details and roll number, so they can obtain your Title Deeds

- **If appropriate consult a mortgage advisor – Apply for a mortgage and pay survey fee**

Remember you have 7 days to submit a mortgage application or Kingswood reserve the right to remarket your chosen plot. Your lender may apply for references from either your landlord or your employer, please make them aware so they return the paperwork promptly. You may also be asked to provide wage slips and bank statements, please check these are available to submit

- **Contract documentation is issued from Kingswood Homes solicitor**

Please liaise with your solicitor to ensure they have received the relevant documentation and searches are applied for promptly

- **If using Help to Buy the authority to proceed must also be applied for**

Using our recommended IFA they will complete all Help to Buy paperwork on your behalf

## Week 2-3

- **References should be returned to your mortgage lender**

Please speak to your Financial Advisor to make sure these have been received

- **A valuation survey should have been instructed**

Please liaise with your Financial Advisor or Lender to make sure this has been done

- **Enquiries**

Your solicitor should raise any enquiries with Kingswood's solicitor regarding the purchase

## Week 4-5

- **Your solicitor should receive replies to any enquiries listed**

If there is any delay speak to the Sales Consultant on site to chase Kingswood's solicitors

- **Searches should be returned to your solicitor**

- **The valuation survey should be carried out and a valuation report submitted to the lender**

- **Make an appointment with your Solicitor for the next week to go through the contract paperwork and sign the contracts**

- **Deposit monies**

Arrange to have any deposit available – Bankers Draft or Bank Transfer. Obtain payee details from your solicitors. NB: Personal cheques can take up to 14 days to clear, so not a viable option of payment

## Week 6

- **You should receive a mortgage offer from your lender, you should sign this and return it**

If you have not received your copy, chase your Financial Advisor/Lender

- **Your solicitor should receive mortgage instructions from your lender**

- **Help to Buy**

If using Help to Buy, your solicitor once in receipt of the mortgage offer will complete form 1, this is a document that is requested by the HTB agent who will then issue your authority to exchange. Your solicitor will not be able to exchange contracts without this. By using our recommended Solicitors, they understand how Help to Buy works and this can save time when trying to exchange within the given time period

- **Your appointment with solicitor**

Your Solicitor will make sure you are happy with the contract and you sign all the paperwork. If you have not already done so, you need to pay your deposit

- **Solicitors will exchange contracts and the terms of the contract will become legally binding**

**Thank you  
for choosing  
Kingswood Homes**