Steps to buying a Hagan home
First-time buyer

Buying your first home is exciting, but knowing where to start can be tricky. That's why we've broken it down into eight simple steps.

Wherever you are on your journey, we're here to help. Let's get you moving!

1. Secure
2. Choose
3. Sort

Our 6-week process starts here

4. Formalise
5. Select
6. Sign
7. Review
8. Completion

1. **Secure** your mortgage eligibility

Understanding your financial position is the first step. You'll need a 5% deposit of the home's purchase price, be over 18, a UK resident, and have a stable income with a good credit history. Use online mortgage calculators, explore a Decision in Principle (DIP), and speak to advisors, brokers, or lenders to assess your options. Before moving forward, have an Agreement in Principle (sometimes called an Intention to Lend) or another form of financial confirmation ready.

You'll need bank statements confirming your deposit funds and your mortgage Agreement in Principle. Cash buyers must provide statements showing unencumbered funds.

You will need copies of bank statements confirming deposit funds and mortgage Agreement in Principle. For cash buyers bank statements confirming unencumbered funds will need to be provided.

Useful reference

Link to:
Advice and calculators:

mortgagesnorthernireland.com

onlinemortgageadvisor.co.uk

moneyfactscompare.co.uk

1. **Secure** your mortgage eligibility

Useful reference

Link to:
Compare lenders:

nimortgages.com

comparethemarket.com

moneysavingexpert.com

2. **Choose** your home and solicitor

Think about where you want to live, consider proximity, the neighbourhood and commuting, etc., and the type of home you want, size, parking and things important to your lifestyle. Search haganhomes.co.uk, propertypal.com and estate agents websites for something you need now but also consider your future needs. Choose your preferred Hagan house type and site number.

You'll need to appoint a solicitor to help handle the legal complexities of buying a home. Ask family and friends for recommendations. A Hagan Selling Agent can recommend a panel of solicitors, or you can check the Law Society NI Solicitor Directory. We recommend asking solicitors for an outline of their costs.

Our guide to choosing a solicitor or conveyancer provides useful reference for your research and understanding.

View guide

3. **Sort** your booking and start the process

Our 6-week process starts here

This is the first formal step in securing your home. By paying a booking deposit, Hagan will hold the property while you complete the 6-week purchase process, which will include legal formalities and final financial checks.

How it works:

1. Inform our Selling Agent of your chosen home and solicitor.
2. Pay a booking deposit of between £500 and £1,000 - development dependent (£300 is retained for administration costs if you withdraw before exchanging contracts).
3. The Selling Agent will issue sales advice letters to all relevant parties, including you, your solicitor, Hagan, and Hagan's solicitor.
4. Our solicitor will send the contract, title, and building agreement to your solicitor.
5. A signed, unconditional contract must be returned to Hagan's solicitor within 6 weeks, along with a 5% deposit of the purchase price.

Important to note:

- Bookings subject to sale will not be considered.
- Properties are secured on a first-come, first-served basis for buyers who meet financial criteria.
- Hagan Homes Ltd. reserves the right to assess an interested party's financial suitability before confirming a booking.

If you have any questions about the process, contact our Selling Agent as soon as possible.

Useful reference

Link to Selling Agents for all Hagan developments

Click here

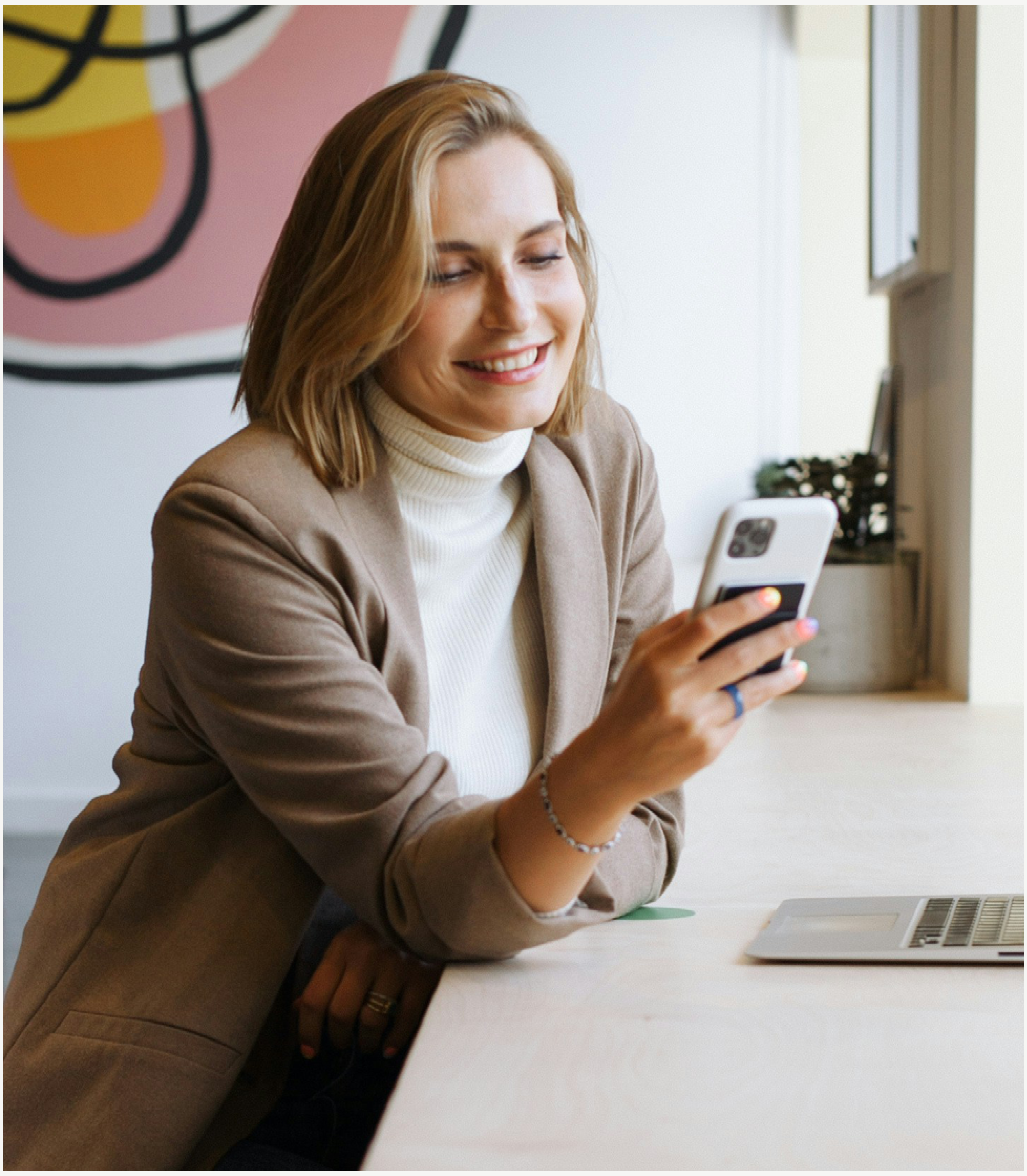
4. **Formalise** your mortgage application

IF APPLICABLE

We recommend formally applying for a mortgage immediately after booking.

- Meet with your broker to confirm you're on track to sign the contract within 6 weeks from booking.
- Inform your lender of the required timeframe to avoid delays.
- Your broker will guide you through each step to secure your formal mortgage offer.

Staying proactive at this stage helps ensure a smooth purchase process.



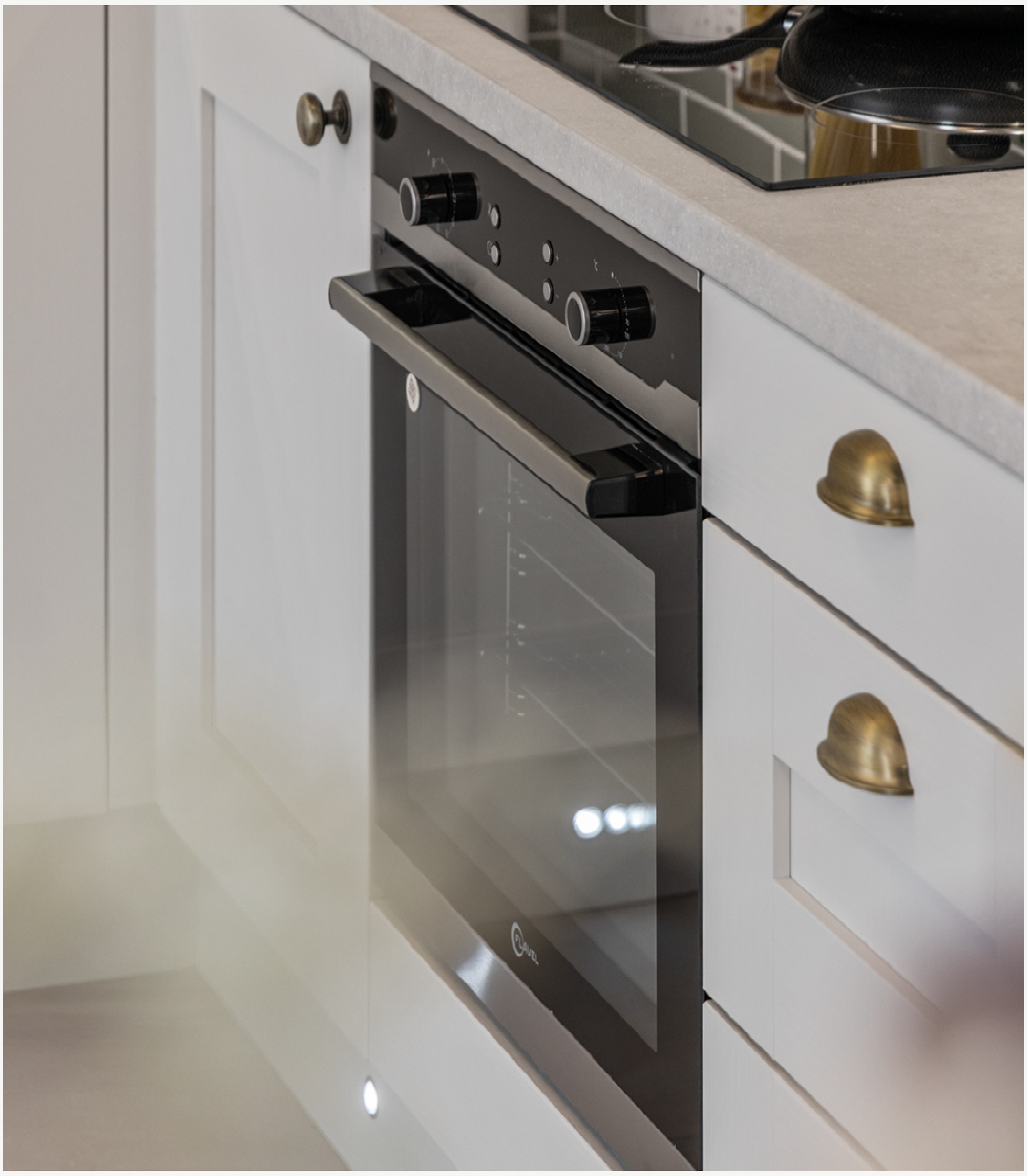
5. **Select** your home finishes

IF APPLICABLE

Hagan will arrange an appointment at the Selections Suite for you to choose your home finishes.

- All selections must be confirmed within 2 weeks of paying your booking deposit.
- This ensures a smooth build process, with an approximate 4-month completion timeframe from commencement of works.

Making your selections on time helps keep everything on track for your new home.



6. **Sign** your contract and pay deposit

Once your formal mortgage offer is in place, meet with your solicitor to sign the contract and pay the 5% deposit of the agreed purchase price.

- Completion date: Hagan's solicitor will confirm this upon receiving your signed contract and deposit.
- Stay on track: To meet the 6-week timeframe, stay in regular contact with your mortgage broker and solicitor for updates.
- Important notice: If the signed contract and 5% deposit are not returned within 6 weeks, Hagan Homes Ltd reserves the right to withdraw from the sale and remarket the property.

Add broker and solicitor follow ups to:

Outlook Google Office 365 Yahoo

Make notes or reminders to 6 week time-frame in your calendar.

7. **Review** your final account

Prior to completion a Final Account will be issued to your solicitor. This will include any agreed extras.

8. **Completion** of your home

Completion is the day you officially become the legal owner of your new home! Keys will be released once Hagan's solicitor has received all necessary funds from your solicitor.

On the day of completion, a final inspection will take place, along with a demonstration of your home's key systems. You'll receive all essential documents and manuals for the maintenance and care of your home. We will also brief you on Hagan's snagging process - please refer to our separate guide for full details.

Visit: **haganhomes.co.uk**

Contact: **028 9334 2234**

Book a viewing

HAGAN
It begins at home

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