

Open Market Sale Buyers Guide

At Enfys Homes, we are proud to offer a range of high-quality, energy-efficient new build homes across Wales. Our homes are designed with attention to detail, ensuring they meet modern standards while creating comfortable living spaces within vibrant communities. Whether you're a first-time buyer or moving into a new property, we aim to make the process as simple and enjoyable as possible.

STEP 1: FINANCIAL ADVICE

Understanding Your Budget: The first step in purchasing your new home is determining what you can afford. It's essential to assess your financial situation and explore mortgage options with a qualified mortgage advisor. A financial advisor can guide you through:

- Reviewing your income, expenses, and credit history.
- Understanding what you can borrow and what your monthly repayments will be.
- Exploring various mortgage options that suit your needs, such as fixed-rate or variable mortgages.

Mortgage and Funding: When purchasing a new build home from Enfys Homes, you will need to consider the deposit required by your mortgage lender. The amount can vary depending on your lender's criteria, the price of the property, and your financial situation.

Your mortgage advisor will help you understand the deposit you need to save and assist with securing a suitable mortgage deal.

STEP 1: FINANCIAL ADVICE

Additional Costs to Consider: Alongside your mortgage deposit, you will need to factor in other costs, such as:

- **Legal Fees:** Solicitors will handle the legal side of your purchase, and you will need to budget for these services.
- **Survey Costs:** Some lenders may require a valuation survey, and you may also wish to arrange further surveys for peace of mind.
- **Insurance:** Buildings insurance is typically required by mortgage lenders, and contents insurance is highly recommended.
- **Moving Expenses:** Don't forget to account for the cost of moving, including removals, packaging materials, and any other related costs.

STEP 2: LEGAL ADVICE

Choosing a Solicitor/Conveyancer: Once your finances are in order, you will need a solicitor or conveyancer to handle the legal side of the home-buying process. They will help with:

- **Managing the conveyancing process:** This includes liaising with Enfys Homes, your mortgage lender, and your solicitor to ensure all legal requirements are met.
- **Title Checks:** Your solicitor will ensure that the property is free of any legal issues or encumbrances before you proceed.
- **Exchange and Completion:** Your solicitor will guide you through the signing and exchange of contracts, as well as the final steps to complete the transaction and transfer ownership.

Stamp Duty and Fees: If applicable, your solicitor will ensure that any stamp duty obligations are calculated and paid correctly. Stamp duty rates can vary depending on the value of the property, so it's important to discuss this with your solicitor.

STEP 3: WHAT TO EXPECT AFTER MOVING IN

Warranty and Defects: At Enfys Homes, we take pride in the quality of our new builds. After moving into your home, you can expect:

- **Defect Cover:** We offer up to two years of cover for any defects that may arise following your purchase.
- **Long-term Warranty:** Your new home will be covered by a comprehensive 10-year warranty provided by a recognised warranty provider, ensuring long-term protection against any structural issues.

Property Maintenance: New homes are designed to require minimal maintenance, but it's important to keep on top of ongoing property care. Expect some normal settling-in issues, such as minor cosmetic changes or adjustments as the home settles after construction.

You will also be responsible for general maintenance, such as looking after the heating system, appliances, and garden.

Living Costs: When you move in, you will need to arrange utility services for gas, electricity, water, and broadband. Additionally, council tax will be due based on the value of your home, and you will be responsible for paying these regular bills.

With Enfys Homes' energy-efficient designs, your energy costs may be lower than in older homes, but it's important to budget for all ongoing living expenses.

CONCLUSION

Buying a new build home from Enfys Homes is an exciting step towards securing your future. We are committed to providing high-quality, energy-efficient homes designed for modern living, and we aim to make your buying experience as seamless as possible. For further information on available or upcoming developments, please get in touch with our team. We look forward to helping you find your perfect home.