



# Top 15 Dos and Don'ts When Buying a Property

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It's essential to understand the dos and don'ts of buying property, particularly for those looking to invest in real estate. As a significant financial decision, making the wrong choices can have serious consequences. Knowing the dos and don'ts can help buyers avoid common pitfalls and make informed decisions. For example, researching a property's history and getting a professional survey can prevent buyers from purchasing a property with hidden issues that could be expensive to fix. Conversely, rushing into a purchase without proper research or failing to understand the terms of a contract can lead to costly mistakes with long-term implications. Ultimately, knowledge of the property helps buyers make informed decisions, minimise risk, and ensure a successful long-term purchase.

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- Do make sure you're in a proceedable buying position (cash, rented, nothing to sell, under offer)
- Do compromise - buying a home isn't easy
- Do view at different times of the day - school traffic/parking and rush hour can make a big difference
- Do look at sold properties to see how they compare especially the £ per SqFt - this is how the professionals do it
- Do imagine your furniture in the rooms - visualise how you would live in the property
- Do check for flooding. Is it in a flood zone?
- Do check commuting times
- Do negotiate

- Do work with a property professional either a buying agent or property consultant - They can guide you through the process and help negotiate on your behalf
- Do your research: Research the area and market to ensure you're making a wise investment
- Do instruct an independent property surveyor to inspect the property - This will reveal any potential issues and help you make a more informed decision
- Do consider the long-term: Think about your future plans and whether the property will meet your needs for years to come
- Get pre-approved for a mortgage: This will give you a better idea of what you can afford and put you in a stronger negotiating position.
- Do get a removal company to help

- Don't view without knowing your budget - check available cash and speak with a mortgage broker to arrange an Agreement in Principle**
- Don't just rely on Rightmove and Zoopla - get out there and view**
- Don't expect to find the perfect property for your budget - we all want what's in the next price bracket**
- Don't rely on what you're told, do your own research**
- Don't take too much time. It could be gone by the time you view/offer**
- Don't get a cheap solicitor - you'll regret it. This could be one of your biggest purchases in your life**
- Don't be fixated by the guide price - offer what you think it's worth**
- Don't overlook hidden costs: Factor in stamp duty, removals, solicitors, surveyors, estate agent fees (if selling), home/buildings insurance**

- Don't be rude - you'll gain so much more from being nice and building relationships
- Don't be afraid to ask questions
- Don't get upset when you're asked for ID and proof of funds - it's now a requirement when buying a property
- Don't ignore red flags - If something seems too good to be true, it probably is.
- Don't stretch your budget to an uncomfortable level - Buying above your comfort level can lead to financial strain
- Don't rush into a decision: Take your time and make a thoughtful, well-informed choice
- Don't neglect the importance of location: Location can impact the value and desirability of a property, so choose wisely

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