



An Expert  
Guide to **Buying**  
**your First Home**

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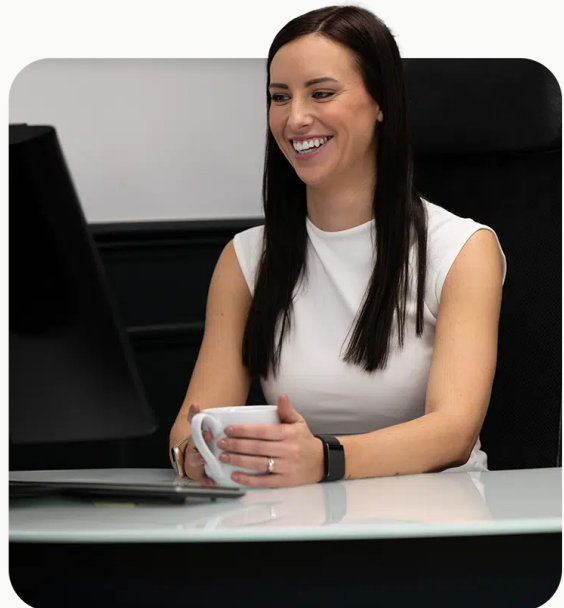


## Welcome to our guide to buying your first home

Hello, and congrats on taking your first steps toward buying your own home! I'm Sam, and I've helped many first-time buyers in this area. This guide is designed to walk you through the process, from understanding what you really need to finalising your purchase. Think of it as your roadmap to buying success.

In this guide you'll find:

- Five key reasons many first-time buyers pause or switch direction
- Pros and cons of jumping into homebuying
- Seven clear steps to keep you on track
- Answers to the most common questions first-timers ask
- A handy checklist to follow along







# Five Common Reasons First-Time Buyers Stall

## **Unrealistic budgets**

You've looked online and seen houses you love but they're out of reach. This can leave you disappointed or stuck saving longer than planned.

## **Confusing mortgage info**

From deposit size to interest rates, understanding mortgages can be overwhelming and lead to delay or indecision.

## **Fear of commitment**

Brasher thoughts like "what if it's a bad area?" or "what if I can't afford the upkeep?" can cause you to hesitate.

## **Unclear wishlists**

Wanting it all - big kitchen, great schools, easy commute can steer you in circles and make it hard to pick a direction.

## **Lack of trusted advice**

Without someone experienced to guide you, first-time buyers can feel lost or unsure if they're making the right decisions.



# Pros and Cons of Buying First-Time

## Pros

- › Build equity instead of paying rent
- › Freedom to personalise your space
- › Stability in your neighbourhood
- › Potential long-term savings
- › Sense of pride in homeownership

## Cons

- › High upfront costs like deposit and fees
- › Responsibility for maintenance and repairs
- › Long-term mortgage commitment
- › Risk from market fluctuations
- › Can be a stressful and complex process





# FAQ's for First-Time Buyers

## Q: How much deposit do I need?

Most lenders ask for at least 5–10%, but aiming for 15–20% will fetch better mortgage deals and lower interest rates.

## Q: What extra costs should I budget for?

These include mortgage arrangement fees, valuation and survey costs, solicitor fees, stamp duty, moving costs, insurance, and any immediate home improvements.

## Q: Should I buy new-build or resale?

New-builds offer modern layouts and lower maintenance but higher prices. Older homes often have character and may offer better value but might need more upkeep.

## Q: How long does the process take?

On average, it takes 3–6 months from searching to completion, but this can vary depending on market conditions and legal delays.

## Q: What if my mortgage offer falls through?

Don't panic. Ask your broker to explore alternative lenders, or delay your purchase until you're in a stronger position.

## Q: Can I back out if I change my mind?

You can withdraw before exchange, but you may lose your reservation fee on new-builds. After exchange, you're legally bound.



# What Difference Good Guidance Makes

Buying your first home can feel like stepping into a completely new world. There's a lot of excitement, but also a lot of jargon, decisions, and what-ifs. That's why having the right support around you can make all the difference. Here's how good guidance helps at every step:

## Clarity on affordability helps you make confident offers.

One of the first hurdles for first-time buyers is figuring out exactly how much they can afford, not just in terms of house price, but also monthly payments, bills, and maintenance. A mortgage advisor can break this down clearly, so you can avoid overcommitting. When you know your budget inside out, you'll feel far more confident making offers, negotiating with sellers, and turning down places that aren't quite right.

## Proper budgeting reduces stress from unexpected costs.

It's easy to get so focused on the deposit that you forget about other expenses like solicitor fees, stamp duty, surveys, and moving costs. A good advisor will help you plan for all of these, so you're not caught off guard. It might mean adjusting your expectations slightly, but it also means avoiding nasty surprises and that's a huge relief when you're already juggling viewings and paperwork.

## A clear priority list keeps your search realistic and on target.

When you're buying for the first time, it's tempting to want everything: a big kitchen, spare room, great transport links, green space nearby... and all within budget. But experienced estate agents or advisors

will help you narrow things down to what really matters to you now and in the near future. That clarity keeps your viewings focused, stops you falling for homes that aren't right for your lifestyle, and saves you time and energy.

## Expert advice from mortgage brokers or solicitors smooths the process.

The legal and financial side of buying can be confusing and time-consuming. A mortgage broker knows which lenders suit your situation best and can sometimes access deals you wouldn't find on your own. A solicitor or conveyancer will take care of all the legal steps, explain what each document means, and flag up anything you should be concerned about. With these experts on your side, the whole process feels much more manageable.

## Peace of mind comes from knowing a survey has checked your new home.

Buying a home is a big investment, and the last thing you want is to move in and discover major problems. A home survey especially when recommended and explained by someone who knows what to look for can reassure you that the property is sound. And if issues are uncovered, you can renegotiate the price or back out entirely. Either way, you're making a smart, informed choice.





# Your First-Time Buyer Checklist

- ☐ Check your credit and start saving for deposit
- ☐ Get a mortgage decision in principle
- ☐ Define your 'must-haves' vs 'nice-to-haves'
- ☐ Browse listings and attend viewings
- ☐ Make smart offers based on your budget
- ☐ Hire a solicitor and arrange a survey
- ☐ Finalise mortgage, exchange contracts, then complete!
- ☐ Set moving date and organise utilities / council tax
- ☐ Plan for insurance and make any immediate home improvements

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