

BUYING YOUR FIRST HOME IN SCOTLAND

What nobody actually tells you

A step by step guide.

Plain English. No assumptions.

FINANCES

HOME REPORT

OFFERS

MISSIVES

KEYS



Get your finances sorted **before** you view

- **Agreement in Principle first.** *Your mortgage adviser arranges this, not your solicitor. Without one you cannot make an offer.*
- **Know your deposit. Know your ceiling.** *These two numbers define every property you can realistically consider.*

Don't start viewing without an AIP in place.

Understand what you're **actually buying**

- Scotland has its own legal system. You make an offer **through a solicitor**, not directly to the seller.
- Once missives are concluded you are in a **legally binding contract**. There is no separate exchange and completion as in England.
- **Instruct a solicitor before you view seriously** so they are ready to move when you are.

02

Read the Home Report **before** you view

- Every Scottish property for sale has one. It contains the **surveyor's valuation, condition ratings**, and an energy report.
- **Damp, structural defects, non-traditional construction** can all affect your mortgage or cost you money after you move in.
- Read it before you visit. **Know what you're walking into.**

03

If you love it, move decisively

- **Don't assume there will be a closing date.** *If it's right, instruct your solicitor to note interest and make an offer.*
- *Sellers know within the **first week** whether there's real demand. A closing date only happens when interest warrants one.*
- *If it goes to closing you may need to offer **above Home Report value**. If it doesn't, you may not.*

Don't let the assumption of a closing date talk you out of acting.

Get your mortgage application in **immediately**

- Your solicitor **cannot conclude missives** until your formal mortgage offer is confirmed.
- If your mortgage offer takes too long **the seller can remarket** the property.
- Deposit from a gift? **Tell your solicitor immediately.** The donor's ID and source of funds must be verified. This is a legal requirement.

05

ID checks and paying your deposit

- **Photo ID and proof of address** *dated within 12 weeks – get this to your solicitor immediately after your offer is accepted.*
- *Full deposit, legal fees, and outlays are due*
approximately two working days before *your Date of Entry.*
- *Your solicitor draws mortgage funds* **directly from your lender.** *You transfer your deposit to your solicitor in advance.*

06

Getting your keys and **after you move in**

- **Buildings insurance must be in place from your Date of Entry.** *Confirm this to your solicitor beforehand.*
- *Don't book removals for a **fixed morning slot**. Exact timing on the day cannot be guaranteed.*
- *You have **one week from settlement** to flag non-working systems. Claims only valid above **£400**. Check everything on or before entry.*

Give notice on your tenancy only once missives are concluded and your Date of Entry is confirmed.