



Homebuying **MADE SIMPLE**



BENEST & SYVRET ACCESSIBLE FLEXIBLE RESPONSIVE COMMUNICATIVE DILIGENT



WHY APPOINT BENEST & SYVRET?

We are accessible **THROUGHOUT**

From initial contact and throughout our working relationship, you will be reassured by our personal service, commitment and expertise. Our refreshingly approachable staff will quickly put you at ease and remain accessible to you throughout.





WHY APPOINT BENEST & SYVRET?



We will assist you **THROUGHOUT**

Buying your home will probably be the single most important financial decision you will make. The complex processes leading to that purchase can seem daunting. At Benest & Syvret we aim to make the purchase of a property as simple as possible. We hope this guide will assist you in understanding the processes involved.

Buying your own home

How much can I afford?

Your first step on the road to buying your home must be to identify how much you can afford. Arrange a meeting with your bank manager or a reputable mortgage lender. You will need to explain your income and financial commitments so ensure that you have details to hand for that meeting.

Remember that over and above the price of the house you will need to pay the bank's fee, legal fees, stamp duty and other costs such as surveyor's fees. Make enquiry as to those costs. Paul Deveau or Michael Falle at Benest & Syvret will be happy to provide a no obligation quotation as to the legal fees and stamp duty.

Choosing the right property

Clearly there are some basic requirements such as the number of bedrooms, a garage and perhaps a garden which will determine whether you wish to purchase a property. There are many other reasons which may make a particular property the right one for you. Inspect each property carefully, ask to have second or third visits if necessary. Visit at different times of the day to see how different sunlight or levels of traffic affect the property. Careful consideration will avoid disappointment and expense later.

Putting in an Offer

A property never has a fixed price. Take your time when considering the offer you wish to put in. Add weight to your offer by confirming, where appropriate, that you have already engaged a lawyer, and that your mortgage is approved in principle. If you are a cash purchaser with no chain of transactions attached to your offer this will be attractive to a person selling. Remember that your offer must be made 'subject to contract and survey'.

Obtaining a Survey

You will always need a survey of the property. The bank will require a valuation survey but if you obtain a full surveyor's report this will give you peace of mind that there are no hidden horrors. Speak to a surveyor recommended by the bank or your lawyer and discuss with him the type of report you require. There are different 'levels' of survey and consequently differing costs.



Conveyancing

Conveyancing Explained

Conveyancing is the legal work involved in the transfer of the property from the vendor's ownership to you. This is the principal part of the work that Benest & Syvret will undertake for you. Buying a house can be stressful so it is important that you find an Advocate, Solicitor or Conveyancer that you can trust and communicate with in language that you understand. Prices for conveyancing can vary, but as with everything in life the cheapest is not necessarily the best.

The Conveyancing Process

We will receive from the vendor's lawyer a draft contract of sale. We will check the terms of that contract and make a search at the Public Registry to verify title to the property. In the case of a share transfer purchase we will also check the good standing of the company which holds the property. We shall carry out a site visit to identify the boundaries at the property and make searches of the utility companies, the Parish and States Departments to ensure that all is in order.

Once all our enquiries are complete we will meet with you to go through the terms of the purchase contract and complete the registration requirements for your mortgage. When all has been agreed you will be ready to complete your purchase.

Passing Contract

The Jersey conveyancing process for a freehold property ends with a contract being passed before the Royal Court. You are welcome to attend or one of our conveyancers can attend on your behalf. Many clients enjoy the tradition and colour of coming to Court to see the completion of the their transaction.

Insurance and Wills

At the time of purchase your new home will need to be insured. Shop around for the best quote amongst the many providers. As a property owner it would be prudent to make a Will. Discuss your proposals with Benest & Syvret who can provide an affordable Will tailored to your specific wishes.



BENEST & SYVRET AWAITING YOUR INSTRUCTION

We would invite you to complete
this questionnaire for your
free personal quotation

Questionnaire for your *free* personal quotation

Please complete and return to Benest & Syvret

Name

Telephone number

Mobile number

Email address

Current address

Postcode

Name of property to be sold

Name of property to be purchased

Is this quotation for:

- Sale of property
 Purchase of property
 Sale and purchase of property

Sale: Is the property?

- Freehold
 Leasehold
 Share Transfer
 Don't know

Purchase: Is the property?

- Freehold
 Leasehold
 Share Transfer
 Don't know

Estimated value of property to be sold

£

Estimated value of property to be purchased

£

Has the property had a professional valuation?

Yes

No

Total estimated mortgage you require

£

Name of lender

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