

Arkwright Place

Next Steps...

In order to make a reservation, you will need to follow these steps:

1. Affordability Assessment

We work with a financial advisor called Metro Finance, who will assess your affordability for the property. Please contact Metro Finance on 0114 270 1444 for your assessment. This is a free service, and Metro will also be able to help you secure a Mortgage in Principle if you wish.

TIPS:

- Don't forget to include evidence of any bonuses, commission or overtime income you receive, as this might boost your ability to purchase. The affordability calculator will take into account 50% of your bonuses/overtime and at our discretion, 1/3 of an income for someone who would live in the property but isn't part of the application/mortgage.
- Ensure all information provided to the IFA / lender is accurate to avoid delays with the mortgage process.
- Any future credit that you intend to take out must be disclosed to your mortgage advisor. If you take out any additional credit such as loans/credit cards during the mortgage process (including after you receive a mortgage offer) please note this may result in you not being able to borrow the loan amount you require if it is deemed unaffordable. Please refer to your mortgage advisor if you have any queries relating to this.

2. Documents

You will need to provide Plumlife with the following documents either by email attachment or as a photocopy by post:

- ✓ Proof of funds for a deposit (Bank statement or screen shot of online banking)
- ✓ A 'Mortgage in Principle'. This proposes the amount the provider is prepared to lend, the interest rate and the number of years to repay. (This can be arranged through our recommended financial advisors at **Metro Finance, Tel: 0114 270 1444**)

3. Payment & Reservation

Once our Sales Advisor is happy that all information has been supplied, you just need to pay the £500 reservation fee to secure the property. This can be paid by cheque or by card over the phone.

Once you have paid the reservation fee, a reservation form will be sent to you to sign and return. This form confirms the sale details and terms & conditions of the reservation period, so check it thoroughly before signing. You also need to provide your solicitor's details at this point.

TIP:

- If you are not sure which solicitors to use, we have a panel of recommended solicitors, who are all familiar with the Help to Buy Equity Loan sales process. If you are utilising the scheme, using one of our panel solicitors helps the sale progress as smoothly and quickly as possible.