Peter Richards Financial Ltd
1 Peterfield Road, Peterbourgh, Hampton Vale, PE7 8NR
Tel: 01733 230396 **Email:** advice@prfonline.com

Peter Richards
FINANCIAL LTD
FINANCIAL ADVISERS

FACTSHEET MORTGAGES

SURVEYS

What you need to know

A home or buy-to-let property is likely to be the most expensive purchase people will ever make. Before marketing the property for sale, sellers have to arrange a Home Report to show to buyers interested in their property.

SURVEYS

Different properties require different types of survey. This is an assessment by a qualified surveyor from the Royal Institution of Chartered Surveyors (RICS), pointing out the condition of the property, where repairs are needed and a valuation of the property. A mortgage valuation might also be included. The level of information contained in the survey is broadly equal to the Homebuyers report.

ENERGY PERFORMANCE CERTIFICATE (EPC)

This reveals how energy-efficient the property is and where improvements could be made.

PROPERTY QUESTIONNAIRE

Sellers have to provide an accurate account of the property including its Council Tax band, any Local Authority notices served on it, alterations made, parking and any history of flooding, as well as factoring in arrangements covering any repair and maintenance.

When you receive the Home Report for the property you want to buy, make sure to read it carefully. It will give you a good idea of the running costs of your new home. You can also use it to ask the seller about utility bills.

MORTGAGE VALUATION REPORT

Once you have a mortgage in principle, your lender will arrange for a mortgage valuation to make sure the property you're buying is worth the price you're paying. Your mortgage lender might rely on the mortgage valuation contained in the Home Report if it includes one or needs an independent one.

The typical charge for this is between £150 to £1,500 depending on the value of your property. Some mortgage deals come with free valuations. You will also need to decide if you wish to rely on the survey contained in the Home Report or obtain your own survey.

The surveyor who prepared the survey contained in the Home Report has a statutory duty of care to the seller who instructed it and to you as the buyer.

SURVEYS

If you decide to get your own, there are three types of survey:

- **Home condition survey –** the cheapest and most basic survey. Suitable for new-build and conventional homes, but not useful for spotting any issues with the property. Typical cost: £250
- **Homebuyer's report –** a more detailed survey looking thoroughly inside and outside a property. It also includes a valuation. Check whether you can get the valuation and homebuyer's report done at the same time to cut costs. Typical cost: £400+
- **Building or structural survey –** the most comprehensive survey suitable for an older building or one of non-standard construction (for example, if it's made of timber or has a thatched roof). Typical cost: £600+

REQUIRE FURTHER INFORMATION?

We can help you with your mortgage needs. Whether you're a new customer or we've previously arranged a mortgage for you, please contact us to discuss your requirements.

Think carefully before securing other debts against your home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Peter Richards Financial Ltd is authorised and regulated by the Financial Conduct Authority.