

# New Home Buyer

## CHECKLIST



No	ACTIVITIES	
1	<b>Estimate Your Initial Budget</b> You should review your budget to find out how much you can afford in monthly mortgage repayments. You should ensure that you have enough to cover all the costs involved in buying a new home, for example, mortgage costs, legal fees, insurance and stamp duty.	
2	<b>Get Pre-Approved</b> If you need a mortgage to buy a property, you will need to demonstrate mortgage approval from your bank, broker or accountant within the past six months. This can be in the form of bank mortgage approval or a bank statement.	
3	<b>Register for the Help To Buy (HTB) Scheme</b> As the homes in Greenpark are newly built houses and if you are a first-time buyer, you may be entitled to avail of the HTB scheme, a tax refund initiative to home buyers in Ireland worth up to the lesser of (i) 10% of the purchase price, (ii) €30,000 or (iii) the amount of tax you have paid over the previous four years. See more information <a href="#">here</a> .	
4	<b>Register for the First Home Scheme</b> Sometimes, there's a shortfall in the money you can raise when purchasing your first home, and the First Home Scheme (FHS), may be able to help. The FHS is a shared equity scheme, where the State and participating banks pay up to 30% of the market value of your new home in return for a stake in the home. See more information <a href="#">here</a> .	
5	<b>Find Your New Home</b> Greenpark offers luxurious, A rated energy homes for all buyers with a range of 1, 2, 3 and 4 bedroom homes.	
6	<b>Appoint a solicitor</b> While you are looking for a property, you should hire a solicitor to do the conveyancing. Conveyancing is the legal work involved in buying or selling property.	
7	<b>Pay refundable deposit</b> Once you have found the house you wish to purchase, you will pay a booking deposit via electronic transfer to the seller's solicitor. This deposit is circa €5,000 and is fully refundable until the signing of the contracts.	

№	ACTIVITIES	
8	<p><b>Secure your mortgage</b></p> <p>You should now notify your bank or lending institution, and solicitor of your potential purchase.</p>	
9	<p><b>Sign contract and pay deposit</b></p> <p>When your reservation is accepted, it will be subject to 'contract/contract denied', which means it is not legally binding until contracts are signed by both purchaser and seller.</p> <p>Your solicitor will review the contracts and respond to the sellor's solicitor with pre-contract queries on your behalf, should you have any. It is important to keep in touch with your solicitor on a regular basis to seek updates on contracts and queries. You are also required to have life assurance in place before signing.</p> <p>Once the deposit is paid, the property is officially 'sale agreed'. The balance outstanding is payable when the sale closes.</p>	
10	<p><b>Help to Buy Claim and First Home Scheme</b></p> <p>Now that you have a signed contract and have applied for the HTB or FHS you can make a claim from the revenue by uploading your signed contract to the ROS portal.</p>	
11	<p><b>Snag your home</b></p> <p>You will be invited to snag your property, in the presence of an engineer or surveyor, and complete a snag list. Our construction team will complete the snag list and you will be invited to complete a final inspection of your new home.</p>	
12	<p><b>Close the deal and final inspection</b></p> <p>At this stage please engage with your own solicitor to ensure your mortgage paperwork is completed in order for your solicitor to request your loan check.</p>	
13	<p><b>Balance of funds are paid</b></p> <p>Keep in mind that you should arrange the transfer 3-5 days in advance of your closing date as it can take a full working day for closing funds to transfer from your account to the vendor's solicitor account. In some cases, a direct debit mandate must also be completed before the loan is released and your solicitor can advise you on this. The remaining balance of the purchase price is paid upon close of sale.</p>	
14	<p><b>Collect the keys to your new home</b></p> <p>You will be contacted by a member of our closing team who will arrange for the handover of keys and a welcome pack with key information about your new home.</p> <p style="text-align: center;"><b>Congratulations</b></p>	