

# YOUR GUIDE TO BUYING A HOME

A LAW SOCIETY OF IRELAND SERIES



## I am buying a home – when should I talk to my solicitor?

Buying a home is one of the most important decisions you will ever make. You should talk to your solicitor as soon as you decide to buy. You should not bid at an auction without talking to your solicitor first.

### Finance

If you are getting a bank loan, talk to your solicitor before signing the loan offer. When you buy a home, there are extra costs, such as stamp duty, registration fees, legal fees, search fees and surveys – your solicitor can advise you on these.

### Survey

If you are buying a second-hand home, you should get an architect or engineer to carry out a structural survey before you sign the contract. For a new home, you should get an architect or engineer to inspect the property and do a snag list.

### Contract

The seller's solicitor will give your solicitor a contract and title documents. If there are

any problems with the title, your solicitor will advise you before you sign the contract. After you have signed the contract, your solicitor will deal with the seller's solicitor and the bank in relation to legal matters.

### Non-legal matters

You will need to deal directly with the bank in relation to your house and life insurance, direct debit mandate, and proving your identity under anti-money-laundering law. You will also need to transfer the utilities (gas, water and electricity) into your name before moving into your new home.

### Closing

Once all legal and non-legal matters have been dealt with, your solicitor will request the loan cheque and 'close' the sale. You will then be able to move into your new home. Afterwards, your solicitor will pay your stamp duty to Revenue and register your ownership before returning the title documents to your bank.

For more information about buying a home visit [www.lawsociety.ie/propertylaw](http://www.lawsociety.ie/propertylaw)

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