

First time buyers

A guide to buying your first home in Scotland



For Intermediaries

There's a lot to think about when you're buying your first home. So whether you've just started saving for your deposit or you're ready to start your property search, here's a step-by-step guide to help you through the process.



Get survey savvy

There are lots of different types of survey. Here are some of the more common ones.

Mortgage valuation

This is a valuation rather than a survey and is carried out on behalf of the mortgage lender to assess the property's value. A valuation is carried out if the Home Report is out of date or there is no transcript. It's geared towards satisfying the mortgage provider that the property provides sufficient security for the loan. It doesn't guarantee the property is free from defects and you might not receive a copy of the report.

Home Report

This gives you general information about the condition of the property and is obtained by the seller. It usually involves a surface examination of the parts of the property that are visible and readily accessible. Often lenders will accept a transcript of the seller's Home Report for their valuation purposes. Services are not tested as part of this report. If you'd like the services tested then you'd need a building survey (see below) or request separate tests.

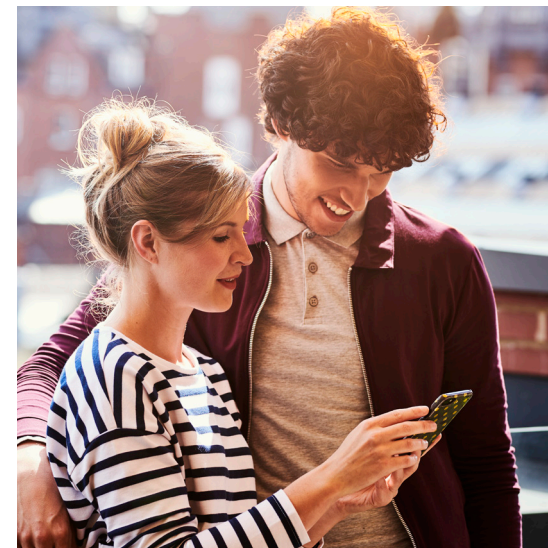
Building survey (full structural survey)

This will give you a view of the property's structure and pinpoint any defects. You'd need to instruct the building survey yourself.

You can ask your mortgage adviser or search for UK surveyors on the [Royal Institution of Chartered Surveyors website](#).

The more in-depth the survey, the more it will cost.

If a survey reveals problems, you might want to get a builder or other expert to assess what repairs could cost. It could potentially be used to negotiate a lower price for the property or you could even ask for the problems to be put right before you buy the property.



Getting organised

Here's a list of the things you'll usually need when you apply for a mortgage:

- ✓ proof of income e.g. payslip(s) and/or P60, or self-employed evidence
- ✓ bank statement(s) showing salary credit
- ✓ other items required by the lender – will be based on your circumstances, but will be confirmed as part of your application.

Government schemes

The government runs a number of schemes designed to help first time buyers get on the property ladder.

LIFT Open Market Shared Equity Scheme

This scheme in Scotland allows you to receive between 10% and 40% towards the price of a home if you can't afford to pay the full price yourself, as long as you're eligible (Skipton only accept this for First Time Buyers).

LIFT New Supply Shared Equity Scheme

This scheme in Scotland is only open if you're a First Time Buyer and it allows you to receive between 20% and 40% towards the price of a new-build home if you can't afford to pay the full price yourself, as long as you're eligible.

The Lifetime ISA

The Lifetime ISA is a savings account designed to help people aged 18 to 39 save towards their first home or

retirement. You can save up to £4,000 in a Lifetime ISA each tax year until the age of 50 and you don't pay tax on the interest you earn. Tax rules may change in future.

The government will also pay a 25% bonus on your contributions, up to a maximum of £1,000 a year. Any withdrawals within the first 12 months of your first payment into a Lifetime ISA will incur a 25% government charge, which would mean you would get back less than you paid in.

After 12 months from your first payment in, you can withdraw money to buy your first home (maximum purchase price £450,000 and you must be using a mortgage to buy your home), but if you withdraw for any other reason before you reach 60, the government withdrawal charge will apply.

[Visit gov.scot](#) to find out more about government schemes.

Speak to your broker if you'd like to find out more or visit [skipton.co.uk](#) for further information about Skipton Building Society.

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