



12 Tips on Buying a House in Ireland

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WELCOME TO DIRECT LAW SOLICITORS - 01

At Direct Law Solicitors, Notary Public, Personal Insolvency Practitioners and Commissioners for Oaths we take pride in the relationship we have with our clients which ensures a legal service which is both personal and professional.

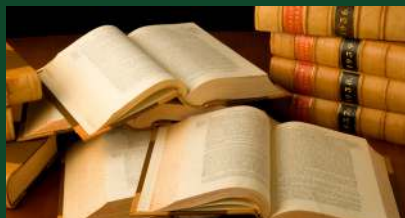
We provide the highest quality legal advice and representation in a manner that is affordable, convenient and reliable.

AFFORDABLE



Our fixed fees are among the most competitive in Ireland. See [Our Fees](#) or click on Enquiry for more details.

CONVENIENT



We will meet you in your home, place of work or in our office, at a time that suits you, including evenings and weekends.

RELIABLE



Shane Dowling, the Principal of Direct Law Solicitors, has over 20 years experience in all areas of general legal practice.

PLEASE SEE OUR [FEES](#) FOR MORE DETAILS, OR FOR MORE INFORMATION [CONTACT US](#) AT 01 849 4226

HOW MUCH CAN I SPEND - 02



Know your limits. Work out how much funds you have, how much you can borrow, and the costs of buying your home (including legal costs, stamp duty etc.). You can then decide the maximum you can afford to spend.

WHAT SOLICITOR SHOULD I USE - 03

Shop around. Compare quotes and the service to be provided. Make sure to get all quotes for legal costs in writing. Find out the person in the solicitor's office you will be dealing with on a day-to-day basis – are their experienced/qualified etc.





BOOKING DEPOSIT - 04

Once you have decided on the house you are buying, the auctioneer will ask you to pay a booking deposit. The amount will vary depending on the purchase price of the house, but is usually anywhere between €3,000 and 3% of the purchase price. Don't worry – this is fully refundable if you change your mind, as it is strictly subject to you signing a Contract with your solicitor.



HOW LONG DOES IT TAKE

- 05

I've paid my booking deposit – when do I get my keys? Each sale is different, but for 2nd hand properties, it normally takes 4 to 6 weeks to complete. For new builds, it depends on when the property is complete.

FINALISE YOUR LOAN APPROVAL - 06



Contact your Bank and finalise your Loan Approval. Make sure you satisfy any conditions attached to your Loan Approval before you sign a Contract with your solicitor, including life cover/mortgage protection, valuation, property insurance, proof of identity and income etc.

SURVEY - 07

While not necessary, it is extremely advisable that you carry out a full survey of the property before your sign Contracts. This will be a full health-check on the property, so that you are going in with your eyes open.



SIGNING CONTRACTS – 10% DEPOSIT - 08

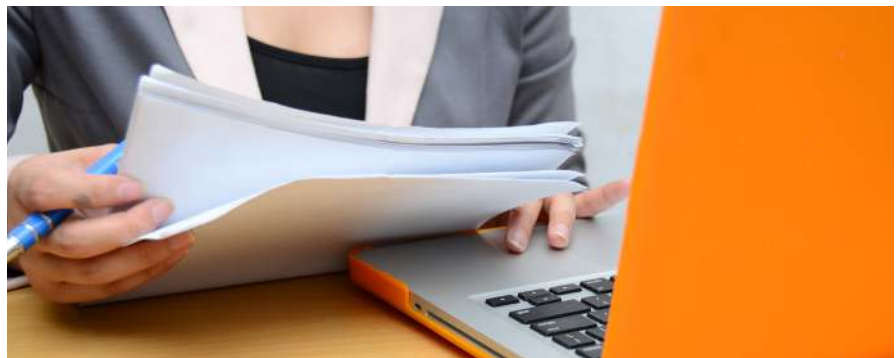
Once your solicitor is happy with the paperwork received from the seller's solicitor, and you are happy with your survey and Loan Approval, then it is time to sign Contracts with your solicitor. You will also be asked to pay the Contract Deposit, which is 10% of the purchase price, less any Booking Deposit you have already paid. Once you have signed Contracts and paid this deposit, it is not refundable.

EXCHANGE OF CONTRACTS - 09

Once you sign Contracts, your solicitor sends them to the seller's solicitor. However, they are not binding until the seller has also signed them and returned one part to your solicitor.



PREPARING TO CLOSE THE PURCHASE - 10



Once your solicitor receives the signed Contract, he will request your loan funds from your bank, and will also give you details of any other sums you need to pay to close the purchase. You should also contact your Bank at this stage to ensure they have everything they need from you to release your loan funds to your solicitor.

SNAG LISTS – NEW-BUILDS ONLY -11



In the case of new-builds, you will receive a “Completion Notice” from the builder saying the house/apartment is finished and you have 14 days to close. You should immediately get a snag list done, give it to the builder, and the pressure reverts back onto the builder to complete everything on the snag list before we close.

CLOSING THE PURCHASE AND GETTING YOUR KEYS -12



On the day of closing, there is no need for you to attend any meeting. There is simply an exchange of money and title papers between the 2 solicitors. Once this is done and closing searches dealt with, your solicitor will let you know the deal is complete and you can collect your keys – if it is a new-build, this is usually from the site foreman, if it is 2nd hand, then it is from the auctioneer. CONGRATULATIONS!

WHAT HAPPENS TO MY - 13 TITLE DEEDS

Once the deal completes, your solicitor immediately stamps the Deed and applies for registration of your title. Depending on the title to the property this can take between 2 and 10 months to complete. Once completed, if you have taken out a mortgage, all of your title deeds are then sent to your Bank. If you have not taken out a mortgage, then you can collect the Deeds from your solicitor, or ask him to store the Deeds on your behalf.





POWERFUL PROTECTION OF CLIENTS

CONTACT US



84 Strand Street Skerries
Co. Dublin



01 849 4226



Email: info@directlaw.ie

www.directlaw.ie