

What Other Costs Will I Have To Think About?

There are some other costs you will have to consider, as well as the actual cost of your home. These are:

Stamp Duty

This is a tax which has to be paid by the buyer of a property. How much you pay will depend on the price of your home. You can find out more [here](#). You should check to make sure you know what you will have to pay.

Legal Fees

You will need a solicitor to process the transaction for you – as buying a house is a legal process. Their fees vary considerably.

Other Costs

When you get a mortgage, the company may ask you to get a survey of the property done. You will have to pay for this survey. There may be a set-up fee for your mortgage.

Regular Costs After You Have Bought Your Home

Mortgage Payments

Do be aware that if you fail to meet your monthly mortgage payments, your lender will repossess your home.

Building Insurance

If you are a leaseholder, we provide buildings insurance. You will pay for this in your service charges.

If you are not a leaseholder, you will need to arrange buildings insurance. Mortgage companies normally insist that you have this as a condition of getting the loan.

Council Tax

You have to pay this every year – but you can do this every month by direct debit.

Service Charges

These will only affect you if you are a leaseholder. You have to pay this every year.

These could include costs for maintenance charges, cleaning, heating, electricity, ground rent, insurance etc. Charges may also be incurred for major works carried out to your block or estate.

What Is A Leaseholder?

If you buy a house you will usually buy the freehold. This means you will be the outright owner. If you buy a flat, you will become a leaseholder. Normally, this means that you will be responsible for the interior of your home whilst Colchester Borough Council (your landlord) will be responsible for looking after the structure and the exterior of the block. We will ask you to pay for major repair and improvement works, through service charges. Further information can be found in the leaflet [Thinking of Buying a Council Flat](#).