

Once your offer has been accepted, it must be made formally, in writing, and subject to certain terms and conditions. Ensure that the agent and seller understand the terms of your offer.

- Your offer must be "subject to contract and to survey". This means that you are not legally bound to proceed until a survey has been satisfactorily completed and signed contracts have been exchanged. This is very important.
- Specify what fixtures and fittings you want to be included, and what work on the property you want to be undertaken before the sale has gone through.
- It is a good idea to demand that the property be taken off the market as soon as your offer has been accepted, to avoid the danger of [gazumping](#). Putting down a deposit as an act of good will can help to show your good intentions.