Buying and selling step by step guide

Buying and/or selling your home can be daunting, the decisions you make along the way could save you - or cost you - many thousands of pounds. Here's our guide to the process:



Get prepared

Instruct solicitors to act on your behalf. Make payment on account and provide ID and proof of address to your solicitor.





Seller



Property information

Property questionnaire and fixture/fitting list received, completed and returned to solicitor.

Find the property

Make an offer to the Estate Agent and agree on a purchase price.

The conveyancer obtains the

deeds.

Deeds

The selling begins





Advertising and viewings with Estate Agent, receive an offer and agree on a selling price.

Your solicitor requests Local

Searches

Authority and other searches.

A contract package is prepared and issued to the

buyer's solicitor.

Contracts prepared



Contracts and

solicitor.

to by seller's solicitor.

Enquiries

Enquiries dealt with and replied





in the post or meet with your

Receive contract

solicitor to discuss and sign.

Keep it progressing

Seller's solicitor and Estate

Agent chases the chain to

You receive the contract to sign

and search results received and checked. If all okay, title

Replies to additional enquiries

Replying and checking

is approved. If not, further enquiries raised by solicitor.

Mortgage offer received and

special conditions dealt with.

ensure it's progressing

Mortgage offer

Paperwork prepared Contract, mortgage deed and other paperwork prepared.



meeting with solicitor to discuss and sign (or sent to client

to sign and return). Deposit requested.



Completion date

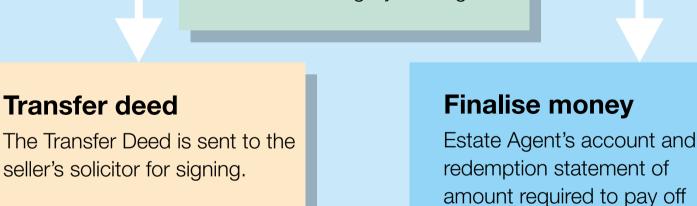
The completion date is

Exchange Exchange of contracts whereby

negotiated. Check everyone in

the chain is ready to exchange.

ready for exchange.



the deal and the completion

date is made legally binding.

Money requested

fees) requested.

Mortgage advance and balance of purchase monies (including

Final searches Buyer's solicitor completes final

mortgage requested

Land Registry and bankruptcy searches.



Money received

Mortgage advance and balance

of purchase monies received.

Transfer deed Transfer Deed to be signed in front of a witness and returned

before completion.

Completion

Keys released to buyer when seller's solicitor receives

purchase monies.

For more information, please contact the team 0800 328 3282



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