

SELLING A HOUSE

...a step by step guide to conveyancing

You decide to sell your home...



Get your property ready!



Speak to local agents

Solicitor/conveyancer should be instructed as early as possible. (Even before a buyer is found)

Seller must complete a property information form and a fixtures and fittings schedule.

Solicitors/conveyancer to get the deeds or land registry copies of the title.

Think about expenses!



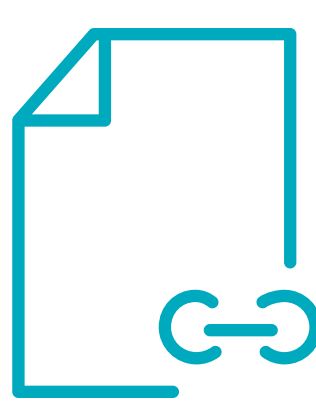
Draft contract prepared and sent to buyers solicitor who will then check title, apply for searches and raise queries. Some we can deal with, others may need to be referred back to you.

This form is then sent to the buyer giving information about the property and a list of what fittings are included in the sale price and those up for negotiation.



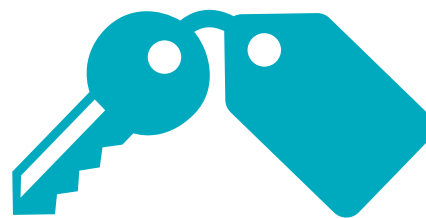
Buyer's solicitor approves draft contract. We forward a copy to you for signature. All legal occupiers including anyone over 17 needs to sign and agree to vacate.

To proceed, redemption statements must be obtained from mortgage lenders with a secured charge against the property to ensure sufficient funds to repay all monies due.



Transfer deed signed and prepared by the buyer's solicitor. You sign approved transfer deed which is held by us until completion.

Buyers deposit monies paid and a completion date agreed then exchange of contracts. The sale is then legally binding.



Completion day. Balance of purchase monies received from buyer's solicitor and transfer released in return. We will redeem any mortgage from sale proceeds, pay estate agent fees, deduct our legal fees and forward any balance to you.

Keys should be ready for handover by 12 noon on completion day, ideally although technically the completion time may be later and up to 2pm.

FJG



You move out!



CONTACT US



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