



Purchase Conveyancing Road Map

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Find a Solicitor

We can help you source a good solicitor, but if you would rather use your own, please give the selling agent and adviser the full details, including name, contact number and email address.

Give details

Give your full details to your solicitor to enable them to send out their confirmation of formal instructions.

VERY IMPORTANT!

Your purchase will be delayed if you do not return these documents as your solicitor cannot start work without

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Identity & Address

This forms part of the initial instructions for your solicitor and is necessary to comply with Anti-Money Laundering regulations.

Make sure to send this together with confirmation of their formal instructions. Additionally, your solicitor might ask for search fees upfront to facilitate property searches for your new property. Your solicitor will conduct ID checks upon receiving the necessary documentation from you and will then commence work on your case.

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Contract Paperwork

This will be received by your solicitor from the sellers solicitors as part of the transfer of ownership in order for your solicitor to answer any initial enquiries they may have. This should contain information on the property's title, plus property details forms completed by the seller.

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Searches

Relevant property searches such as local authority, environmental and any other recommended searches will now be ordered for the property you are buying.

Local authorities have varying time scales and can sometimes take 2-3 weeks, and even more in some areas.



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Contract

Your solicitor will check through the details and will liaise with the sellers solicitors to draw up the final contract documentation after enquiries have been answered to their satisfaction.

Mortgage Offer

Your new mortgage lender will send a copy of your offer through to your solicitor.

Our case manager will continue to help by liaising with solicitors and estate agents to obtain updates on the progress of the legal side of the transaction. However, your solicitor will be your key contact at this point as they work on the case to bring it to a successful completion.

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Searches Received

Your solicitor will check through the searches and will raise further enquiries, if necessary, with the sellers solicitors.

Replies to Enquiries

These will be checked through to ensure all questions raised by your solicitor have been answered. If an enquiry has not been fully answered by the Seller's solicitor, more enquiries may need to be raised at this stage.

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Report

Your solicitor will send you a detailed report concerning your property purchase. You will need to sign and return the report to confirm that you are happy with the content.

Documents Received

when you are happy to proceed, arrangements will be made for any deposit to be transferred to your solicitor in readiness for exchange of contracts.

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Exchange

All parties and solicitors involved in the property transaction chain will agree on exchange and completion dates and contracts will be exchanged between solicitors. At this point all parties are legally committed to the transaction.

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Completion

Your solicitor will prepare a completion statement and request funds from the mortgage lender. On completion day, the seller vacates the property and keys are released for you to pick them up usually from your Estate Agent. Your Solicitor will send the funds from your mortgage lender plus any deposit to the seller's solicitor and pays any stamp duty payable to the HMRC.

"You have arrived at your destination"



You have just completed on the purchase of your new home.

Congratulations!

You can now go and pick up your keys!

