

SELLING YOUR HOME THE LEGAL PROCESS

TAKE INSTRUCTIONS

We will take instructions from you and confirm these (including our fees and other expenses involved) in writing.

PREPARE PRE-CONTRACT PACKAGE

We will prepare a package of documents including the draft Contract, the Fixtures Fittings & Contents and the Property Information Forms, evidence of your legal title to the property and the Lease (if applicable).

The Buyer's Solicitors may raise enquiries on the package. We will need you to provide replies to these enquiries.

SIGN CONTRACT

Once the Buyer's Solicitors have approved the draft Contract, we will need you to sign it. At this stage, we will require photographic evidence of your identity and documentary proof of residence.

EXCHANGE OF CONTRACTS

This marks the stage at which a binding Contract comes into existence and a deposit is usually received from the Buyer's Solicitors. After exchange, neither your Buyer nor you can withdraw from the sale without incurring a liability for breach of Contract.

PRE-COMPLETION

The Buyer's Solicitor will send us the Transfer Deed, which is the legal document with changes ownership at the Land Registry. We will need you to sign this document before Completion.

COMPLETION

We receive the balance of the sale monies.

You vacate the property.

The title deeds are sent to the Buyer's Solicitors and the keys to the property are handed to the Buyer.

We estimate an average timescale of 6 – 8 weeks for a straightforward transaction.