



Your Practical Guide to ... Buying a Property The Conveyancing Process

We know moving home is stressful.

This guide will help you to prepare for everything up to and on the day of your move.

1. Once the seller accepts your offer of purchase, you need to provide the estate agent with your solicitors details
2. Inform your solicitor that a sale has been agreed.
3. Your solicitor will receive the draft contract. This contains details of prices, deposits, details of the two parties involved in the sale and information from the deeds of the property being sold.
4. Your solicitor will raise additional enquiries and return the contract to the seller's solicitors with any amendment.
5. Your solicitor will carry out searches to the property.
6. Your solicitor should now send you a Report on the title to the property together with copies of all document provided by the seller's solicitors.
7. If you are taking out a mortgage to purchase the property, you will now get a formal mortgage offer and a full report will be sent to you.
8. Once the results of searches and additional enquiries are received, documents will be sent to you for signature, a completion date agreed and contract exchanged.
9. A deposit is paid which is non-refundable if you pull out of the purchase.
10. Prior to completion, your solicitor carries out final searches and enquiries to make sure that nothing is registered against the seller.
11. You need to ensure that all the practical matters related to moving house are in hand.
12. On completion day you can move into your new property. The seller will be paid the balance of the house purchase through your solicitors.

13. Your solicitor will register the transfer of ownership of the property at the Land Registry and all documents sent to you following registration.

Call us as soon as you decide to move so that we can help you to plan for the big day.

**Call Pinto Potts Solicitors on 01252 361200
Or Freephone 0800 316 4434**