



Selling a Property - Good Advice!

We know moving home is stressful.

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

- Any information given by you about the property you are selling and its contents must be accurate. A buyer is expected to rely on the information you supply and may be able to claim compensation if the information is false or incorrect. You will be asked to complete a 'Seller's Property Information Form' providing general information about the property. You will also very likely be asked to answer other questions raised by the buyer's conveyancer.
- All the items you have agreed to include in the sale must be left in the property on completion. All other items, including rubbish, must be cleared from the property (this includes any lofts, sheds etc.)
- The sale is not guaranteed until contracts are exchanged. Therefore you should try to avoid making commitments until this has occurred (for example do not book removals until you have exchanged contracts and a completion date set).
- Once contracts are exchanged then there is no turning back. You are obliged to sell your property and to fully vacate by the completion date agreed.
- You should keep your property insured until completion has taken place.
- Prior to completion you should arrange for any meters to be read and should notify any service providers (such as gas or electric) of the sale and your change of address
- All mortgages or loans secured against the property must be fully repaid on completion and your conveyancing solicitor will

attend to this. However until this occurs you must continue your current payments.

- On the day of completion you must move out no later than lunchtime leaving your property in the same condition as when you agreed the sale. You must make good any damage which is caused whilst moving out of the property.
- Unless otherwise instructed by you, your conveyancing solicitor will settle the estate agents commission from the sale proceeds on completion
- Your conveyancing solicitor is not a tax specialist and accordingly should you require any tax advice on matters such as Capital Gains Tax then you should take independent advice from a tax or financial expert.

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**