

The Conveyancing Process



Offer Accepted



Appoint Solicitors

Both the buyer and the seller must appoint a solicitor or conveyancer to act on their behalf.



Client Care Pack

The solicitor will require proof of ID, proof of funds & relevant information forms to be completed, signed & dated.



Draft Contract Pack

The seller's solicitor is responsible for drawing up the draft contract & sending this to the buyer's solicitor together with the title deeds or Land Registry title documents, & Law Society standard forms.



Searches

The buyer's solicitor will apply for searches. The time this takes depends on the relevant authorities.



Enquiries

Enquiries are raised by the buyer's solicitor directly with the seller's solicitor. This point in the transaction can be quite time consuming as we are relying on third parties with no control on how quickly they deal with the enquiries raised.



Mortgage Offer

This is sent by the lender to the buyer, their solicitor & the financial advisor. A mortgage deed must be signed by the buyers before exchange/completion.



Contracts Signed

The buyer's solicitor & seller's solicitor will send the contracts & if relevant, transfer deed out with their report for signing.



Completion Date Discussed

A completion date will need to be agreed between the buyer & seller prior to exchange of contracts. Please note that usually 5 working days are required between exchange & completion to allow the mortgage lender time to send funds.



Exchange

The buyer's solicitor and seller's solicitor exchange contracts over the phone then date the signed contracts to make them legally binding. You will receive a completion statement from your solicitor. The buyer's solicitor will order the funds from your lender in time for completion.



Completion

The buyer's solicitor will transfer the money & once the seller's solicitor confirms receipt the keys can be released to the buyer. Usually the buyer can collect keys from their agent.

GET IN
TOUCH

Didcot - 01235 511211

Abingdon - 01235 521920

Wallingford - 01491 839346

enquiries@slade-legal.co.uk