

STAGES IN A HOUSE SALE/PURCHASE PROCESS

TWM Solicitors have implemented a conveyancing procedure in order to simplify conveyancing transactions for our clients. The process is briefly outlined below. Whatever the procedure there may be legal problems with a particular property which have to be dealt with on an individual basis by the solicitor involved. There are also additional matters to be dealt with if the property is leasehold.

STAGE 1

The Seller's solicitor obtains a copy of the title to the property and prepares a Contract.

The Seller completes the Property Information Forms and a Fixtures and Fittings List.

STAGE 2

The Seller's solicitor sends the draft Contract, copy title documents, Property Information Forms and Fixtures and Fittings List to the Buyer's Solicitors.

STAGE 3

The Buyer's solicitors raise any additional enquiries which are appropriate, approves the Contract and submit searches.

The Buyer should arrange their mortgage application and survey

The Seller and Seller's solicitors deal with any enquiries.

STAGE 4

The Buyer's solicitor reports to the Buyer with the Contract to sign.

The Seller's solicitor send the Contract to the Seller to sign

STAGE 5

Once all enquiries have been dealt with and any mortgage offer issued, contracts are exchanged, the deposit is paid, a date is fixed for completion, and the Seller and Buyer commit themselves to complete the transaction.

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RH2 9BT
Tel: 01737 221212

WIMBLEDON

7-9 Queens Road
Wimbledon
London
SW19 8NG
Tel: 020 8946 6454

STAGE 6

The Buyer's solicitor obtains the mortgage money and asks the Buyer for any balance necessary to complete.

STAGE 7

The sale and purchase is completed.

The Buyer's solicitor pays the balance of the purchase price to the Seller's solicitor. The Seller moves out. The Buyer moves in.

The Buyer's solicitor pays any Stamp Duty Land Tax due and registers the purchase at H M Land Registry.

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