

Your Conveyancing Journey

Congratulations! 1

You've found the home of your dreams.

So what's next?

2

Make an offer that is accepted by the seller and apply for your mortgage.

3

You instruct a Conveyancer to handle the legal requirements of your house purchase, by instructing us you can follow all stages on our case tracking system.

6

The seller's Conveyancer responds to your Conveyancer's enquiries.

5

Necessary searches are made and a copy of your lender's mortgage offer is received.

4

Your Conveyancer contacts the seller's Conveyancer to obtain the contract pack, which is then checked, raising any enquiries.

7

Your Conveyancer reviews the replies to the pre-contract enquiries, the results of the searches and the mortgage offer, to make sure that everything is acceptable for you and your lender.

8

Your Conveyancer sends the contract to you for signing and mortgage deed if applicable. When you're ready, return the signed contract to your Conveyancer.

9

You need to arrange for the deposit to be paid to your Conveyancer in preparation for the exchange of contracts.

12

On completion day, your Conveyancer transfers funds to the seller's Conveyancer while the property is vacated. On receipt of fund, the keys are typically released through the estate agent.

11

Your Conveyancer prepares a completion statement, conducts final searches and applies to your lender to release the mortgage loan in time for the agreed completion date.

10

Once everyone in the chain is ready contracts are exchanged and a completion date is agreed.

13

After completion the Conveyancer sends the relevant forms to HMRC to pay stamp duty.

14

Your Conveyancer registers the property with the Land Registry in your name and sends the completed registration documentation to you.

15

Finish!

Welcome to your new home

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