

Conveyancing Purchase



Congratulations! You have found the house you want and the price has been agreed. You (and your Mortgage Lender!) are about to enter a huge financial commitment. Because of this, it is important that the legal title to the house is carefully checked by your solicitor before you proceed with your purchase, and that the house is legally transferred.

- This process is called Conveyancing and will be carried out by your solicitor:

- Once your offer has been accepted your seller's solicitor will send a contract with copies of the house Title Deeds and replies to enquires to your solicitor who will check them and report to you. If you are buying a flat he/she will check the Lease carefully and let you have a copy of it.

- Your Solicitor will then need to send a search to the Local Authority to ask them to check their records about the house. Your solicitor will tell you if the search shows any matters of concern.

- When you get your mortgage offer your lender will tell your solicitor to also act for them. Your solicitor will get instructions from them and will check the small print of the mortgage offer.

- Your solicitor will also check and discuss with you your Surveyors report on the house.

- When your solicitor is happy with everything supplied to him/her, they will have a meeting with you to discuss matters and sign one part of the contract and your mortgage deed.

- You then need to agree a moving date (Completion Date) with your seller (and the rest of your conveyancing chain). The Completion Date is when you will pay for the house and move in. Your solicitor will discuss your wishes with you and try to get the dates you want.

- When everyone is happy and has agreed a moving date the contract signed by you is swapped with an identical contract signed by your seller and then you are legally committed to buy the house. This is called "Exchange of Contracts".

- Before the Completion Date your solicitor will carry out searches with the Government's Land Registries and will obtain your mortgage money from your lender and any balance from you.

- On the morning of completion, while you are loading up your van, your solicitor will tell his/her bank to send the purchase money to your seller's solicitors Bank. When they receive this they will tell your Seller's Estate Agents to let you pick up the keys for the house and you can move in. This normally happens around lunch time.

- After completion your solicitor will pay Stamp Duty Land Tax. They will then register the Title in your name at the Land Registry. They will also let you have a photocopy of the Title in your name to give you a record that you now own the property.

- Then you can sit back and enjoy being the owner of your new home at last... until the Council Tax, gas & electricity bills arrive!

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