

Conveyancing Sale



Congratulations! You have successfully found a buyer for your home at the right price. Now the legal title to your house needs to be transferred to your buyer in return for the sale money. This process is called Conveyancing and will be handled by your solicitor.

- First you will need to tell your solicitor where the Title Deeds are. If you have a mortgage over your house they will be with your mortgage lender. Your solicitor will get your title deeds and check that they are all in order.

- Your solicitor will send you some forms with questions about your house and a list for you to complete to show your buyer what items (like carpets and curtains) you are leaving. You should complete these forms carefully and return them to your solicitor.

- Your solicitor will then send out copies of your title deeds with your replies to the forms and copies of any guarantees/planning permissions to your buyers with two identical contracts to sell your house.

- Once your buyer's solicitors have their mortgage offer and the results of their Local Authority search against

your house and are happy with the legal paperwork they will approve and return one of the contracts which has been sent to them.

- Your solicitor will then discuss the paperwork with you and you can sign the contract for the sale of your house.

- Once everyone is ready a moving date (Completion Date) is agreed and the contract signed by you is swapped with the identical contract signed by your buyer. This is called "Exchange of Contracts". You are then committed to sell your house and the buyer is committed to buy it.

- Your solicitor will provide you with a completion statement showing how much is required to pay off your mortgage, the Estate Agents commission, and of course not forgetting his/her bill(!) and will let you know the balance due to or from you.

- On the morning of Completion load up your van and drop the keys to your house off at your Estate Agents.

- On the Completion Date your buyer's solicitor will tell their Bank to transfer money to your solicitor's Bank to pay for your house and as soon as the money is received your solicitor will tell your Estate Agents to let your buyers have the keys to your house. It is important that the keys are not just handed over to your buyer or you could find that they have not paid you for your house and are living there as squatters.

- Now the legal process is over from your point of view and with the profit you have made from the sale you can go on that cruise you always wanted, buy your dream car, travel the world... or put the money towards your house purchase!

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