

Your conveyancing journey

1

Congratulations!
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 through 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



Completion day arrives and while
your Conveyancer send the funds
to your seller's Conveyancer
your seller vacates the property.
When the funds arrive the house
keys are released, usually via
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!