

Residential Conveyancing

A broad outline of our work is:

- Supplying/obtaining information from buyers/sellers and passing it on to the buyer/seller.
- If acting for the buyer, checking that the sellers have good title or if acting for a seller, showing that the seller has good title.
- Checking/negotiating the lease (if applicable).
- Agreeing the terms of the contracts for sale and purchase.
- When everyone is ready, and the same completion date has been agreed with the sellers and buyers, exchanging contracts on both transactions at once; this is the stage at which you are committed to the move.
- Making the pre-completion legal arrangements and checks.
- If you are buying - getting the mortgage money from your new lender (if you are obtaining a mortgage) and any balance we will need from you. If you are selling, calculating the balance that will be due to you (or in some cases from you) on completion.
- On completion (where appropriate):
 - Receiving the purchase money from your sale.
 - Paying the estate agents.
 - Paying off your old mortgage.
 - Paying for your new house.
 - Sending any surplus to you.

If you are buying - registering your ownership at the Land Registry which may take some months-although that makes no difference from your point of view - and we will let you know when we receive your confirmation of ownership. Acting for your lenders to make sure that their interests are properly protected. You will get the deeds of the property (or we can store them for you) unless you have a mortgage; in which case the lenders may want them; they may however, let you keep the old deeds which are no longer needed for conveyancing but which might be of interest to you. With freehold properties there are often no deeds as the information is stored electronically.

You will normally be advised in detail of the transaction as it proceeds. We cannot advise you on all matters relating to this transaction as to do so would require a book. We will advise you on matters we consider appropriate at the time. Unforeseen events such as delays in completion or failure to complete may occur and we cannot advise on every possible consequence of every possible occurrence. As one District Judge said "it would be an 'impossible task' for a solicitor to 'provide a client with specific advice as to every scenario" (Swann v Slater & Gordon).