

# RESIDENTIAL CONVEYANCING

Process for a  
Purchase



## What is Conveyancing?

Conveyancing involves the legal transfer of home ownership from the seller to the buyer.

## The Conveyancing Process

Whether you are selling a property or buying a home for the first time, it is imperative that you know what is involved and understand how the conveyancing process works.

Here at Jordans Solicitors, we understand that buying and/or selling your home is one of the most stressful times of your life. To make it easier, our experienced team will assist with every aspect of the process, provide you with regular updates and be on hand to answer any queries you may have.

Our step by step guide explains the different stages of the conveyancing process for a typical sale and purchase transaction.



## What can our team help with?

- Sales and Purchases
- Leasehold and Freehold Property
- New Build Plot Purchases, including the Help to Buy Government Scheme
- Buy to Let Properties/Property Investment
- Remortgages
- Transfer of a Property
- Deed of Gift
- Declaration of Trust



## How long will the purchase process take?

The length of time your purchase will take depends on many factors.

Some of these factors include whether or not there is a chain, what timescales the other parties in the chain are working towards or if the title to the property is complex.

We estimate that it will take approximately eight to ten weeks to complete your matter. Where the matter is leasehold we estimate that it will take ten to twelve weeks.

Unfortunately, sometimes delays occur because of something beyond our control. If there is likely to be a delay with your matter we would inform you.

## The Conveyancing Process for a Purchase

1. You instruct us to handle the purchase of the property.
2. We contact the solicitor acting on behalf of the seller to obtain the contract pack, which is then checked, with any pre-contract enquiries being raised. Necessary searches are made. If you have a mortgage, your lender will send us the mortgage offer.
3. The seller's solicitor responds to any pre-contract enquiries.
4. We review the replies to the pre-contract enquiries, the results of the searches and the mortgage offer. We will then send our report on title to you, which will include a review of the contract pack, along with the contract for signing.
5. Once you are happy to proceed, you will need to return the signed contract to us and arrange for the 10% deposit to be paid to us in preparation for the exchange of contracts.
6. A completion date is agreed between yourself and the seller and contracts are exchanged by telephone – preventing either party from backing out of the transaction without incurring a financial penalty.
7. We will prepare a completion statement, conduct final searches and apply to your lender to release the mortgage loan.
8. Completion day arrives and the seller vacates the property by the pre-agreed time, we send the funds to the seller's solicitor, who releases the house keys via the estate agent (if there is one) or directly to you.
9. After completion, we will register the property in your name with the Land Registry, complete the Stamp Duty requirement and send the completed registration documentation to you.

## CONTACT US

Get in touch with our team today:

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