

# What's **next** for you in the **Buying Process?**



- Instruct a solicitor to act on your behalf. Provide ID, complete the necessary forms and provide funds so that third party information can be obtained. Remember to share all relevant information including details about the property, agent and lender.
- Contact your finance provider, lender or broker to arrange a valuation of the property.
- Your solicitor will receive the contract papers from the seller's side containing all the information to begin the legal process.
- Arrange a survey of the property, there may be an option to upgrade your bank valuation to include this.
- Your solicitor will carry out local authority searches, which includes information on planning, building control, nearby road schemes etc.
- Your solicitor will report to you on all legal rights and restrictions in the title. They will also send you the contract and transfer to be signed, ready for exchange. You must review the legal pack and raise any questions of your own.
- Once replies to all your solicitors enquiries and searches have been received they will report to you once again with final points.
- Your survey report will be sent to your finance provider and subsequently a mortgage offer will be issued.
- Your solicitor will receive the mortgage offer T&Cs and will send the mortgage deed and any other documentation required to you to sign in readiness for exchange of contracts.
- Your solicitor will request deposit funds. Ensure this is sent by transfer to avoid delays.
- A call will be made to both buyer and seller to confirm once again that an exchange can take place. This is also when the completion date, when everyone will move, now forms part of the contract. **No change to the agreement or withdrawal is now possible without financial penalty .**
- A financial statement will be prepared by your solicitor, requesting any further monies that may be due to complete the purchase.
- Your solicitor will send the purchase money to the seller's solicitor by bank transfer and obtain a signed transfer .
- Once the money has been cleared , the seller must vacate the property.
- Your solicitor will arrange for the payment of the stamp duty and register the transfer of ownership with the Land registry.
- We will receive confirmation of completion from the solicitors and now release keys for your collection.

*All of the above requires your active input, we strongly recommend keeping regular contact with your solicitor, lender and negotiator handling the sale*