



RESIDENTIAL PROPERTY SALE & PURCHASE GUIDE

Sold your home? Found your dream home? What next? How long does it take? How much does it cost? What happens if... The SALE and PURCHASE guides above apply together at the same time. We are here to make your move as seamless and stress free as we are able. You want it all done as soon as possible. So do we. We don't get paid until you move. You are not a number looked after by a team. Your file is not fed into an automated system driven by tick boxes. We are here to help.

RULE 1- DON'T PANIC

You are in a chain. All sellers and buyers have to exchange and complete at the same time. The buyer at the bottom of the chain normally provides the deposit which is passed up the chain and is held by the conveyancer at the top of the chain. On the day of completion the purchase money is passed along the chain and when received at the top completion of all transactions takes place. Mortgage are repaid, keys released, surplus funds sent to sellers, transfer documents sent ready for registration stamp duty and Land Registry fees paid. All this is done for you by your conveyancer. You just need to drop off your keys to the estate agents to be collected by your buyer and make your way to your new home. We will phone you to let you know you can collect keys from the agents.

RULES 2 to 5 - WE DO IT ALL (SEE RULE 1)