

PURCHASE SERVICES

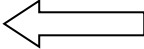
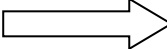
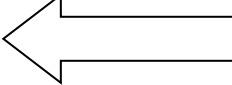

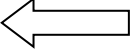
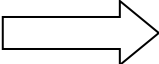
THE FOLLOWING SERVICES ARE INCLUDED IN THE PRICE FOR A PURCHASE

YOUR TASKS ↓	←		SOLICITORS	→	
	BEFORE EXCHANGE OF CONTRACTS	EXCHANGE CONTRACTS	BETWEEN EXCHANGE AND COMPLETION	COMPLETION	AFTER COMPLETION
Get quotes for the legal work	Check ID and source of funds and collect money in for searches	Once contracts are exchanged no one can pull out without a penalty	Carry out final searches	Legal ownership transfers today	Pay any stamp duty land tax
Arrange mortgage in principle	Obtain ,check and report on <ul style="list-style-type: none"> • Searches • Contract • title 	Date is fixed for completion	draft final documents and arrange signing	Money is paid over to the sellers solicitors	register change of ownership at the Land Registry
Choose a property	Prepare financial statement	Buildings insurance to be brought on risk	Prepare financial statement and collect money in for completion	All documents will be dated today	Report to you and any lender
Apply for a mortgage	Check mortgage	Deposit (usually 10%)			

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	money will arrive on time	is paid			
Collect your ID documents together	Check buildings insurance				
Consider whether you will need a trust deed if by if buying with somebody else	If you are selling too make sure both transactions will occur together				
Consider whether you might need a power of attorney if you are going to be away	Collect deposit usually 10%				
Select solicitor					
Have buildings insurance ready for exchange of contracts					
	LEASEHOLD	PROPERTY	EXTRA WORK (this work is included in the extra leasehold costs)		
You may need to get prior approval from the landlord or management company for example if you are buying an age restricted property.	Check lease and report on it Obtain information about service charge and ground rent and report Identify any		Possible Deed of covenant for the Management company/freeholder		Serve notice of change and of mortgage on Freeholder/ Management Company

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	management company requirements including possible deed of covenant				
	Time		estimates		
	 3-12 weeks 		Timescales depend on agreed dates. Can be Days/weeks		 4 weeks to 4 months depending on the land Registry 

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