

## SALE SERVICES

# BEVIRS | LAW

THE FOLLOWING SERVICES ARE INCLUDED IN THE PRICE FOR A SALE

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<b>YOUR TASKS</b> ↓	←		<b>SOLICITORS</b>	→	
	<b>BEFORE EXCHANGE OF CONTRACTS</b>	<b>EXCHANGE CONTRACTS</b>	<b>BETWEEN EXCHANGE AND COMPLETION</b>	<b>COMPLETION</b>	<b>AFTER COMPLETION</b>
Get quotes for the legal work	Obtain mortgage redemption figure			Legal ownership transfers today	Pay off any mortgages


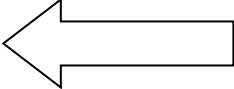
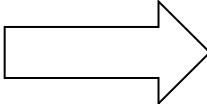
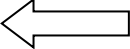
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Collect mortgage account number /s and addresses of Lenders	Prepare <ul style="list-style-type: none"> <li>• Property forms for you to complete and return to us</li> <li>• Contract</li> <li>• Title</li> <li>• Replies to standard and extra enquiries</li> </ul>		Arrange signing of final documents and arrange signing	Money is paid over by the Buyers solicitors	Pay estate agents
	Prepare financial statement		Prepare financial statement	All documents will be dated today	Report to you
		Deposit (usually 10%) is paid and held by solicitors until completion	Reply to Buyers solicitors final questions		
Collect your ID documents together					
	If you are buying too make sure both transactions will				

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	occur together				
Consider whether you might need a power of attorney if you are going to be away					
Select solicitor					
	<b>LEASEHOLD</b>	<b>PROPERTY</b>	<b>EXTRA WORK</b>		
You may need to get prior approval to your Buyer from the landlord or management company for example if you are selling an age restricted property.	<p>Obtain information about service charge and ground rent and lease issues and send to Buyers solicitors. Often called a Management information pack. You will need to pay the Management company/freeholder for this</p> <p>Identify any management company requirements including possible</p>		Possible Deed of covenant for the Management company/freeholder		

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	deed of covenant There is an extra property form for you to complete				
	<b>Time</b>		<b>estimates</b>		
	 <p>3-12 weeks</p>		Timescales depend on agreed dates. Can be Days/weeks		 Day of completion 