Conveyancing Process

GODDARD DUNBAR
& ASSOCIATES LTD

Buyer

Instruct a solicitor or licensed conveyancer to act on your behalf. Provide ID and proof of address to your legal representative.

Negotiate Purchase.

The buyer's conveyancer will approve the Contract Pack and raise any necessary enquiries. You, the buyer will receive copies of the protocol forms for your approval.

Your legal representative will apply for any searches you have requested.

Mortgage offer received and reported upon.

Search results are received and reported on. Any additional enquiries will be raised.

You will receive the Contract and Transfer for signature, either by post or by arranging a meeting with your solicitor to discuss the documentation.

Signed paperwork returned and balance to complete provided to solicitor.

A completion date is negotiated with the seller's solicitor and all transactions within the chain.

Seller

Instruct a solicitor or licensed conveyancer to act on your behalf. Provide ID and proof of address to your legal representative.

Negotiate Sale.

Protocol forms are completed by the seller and returned.

Copy Title Deeds obtained from Land Registry.

Contract Pack prepared and sent to the buyer's conveyancer.

Replies to enquiries will be obtained from you, the seller and the answers forwarded to the buyer's conveyancer.

Additional enquiries will be answered by you the seller, as above.

You will receive the Contract and Transfer for your signature, either by post or by arranging a meeting with your solicitor to discuss the documentation.

Signed Contract and Transfer returned to your solicitor in readiness.

A completion date is negotiated with the buyer's solicitor and all transactions within the chain.

Once a date is agreed, contracts are exchanged. At this stage, the transaction is now legally binding.

Mortgage monies requested.

Redemption figure requested.

Mortgage advance received and sent to the seller's solicitors.

Completion

Purchase Monies received from buyer's solicitors and keys released.