

A GUIDE TO BUYING YOUR HOME



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BUYING YOUR HOME

We have prepared this guide to explain the conveyancing procedure and what happens at any particular stage. No two transactions are ever entirely the same but they all follow a similar format and we hope that this will help you understand what we will do, what you need to do and what your mortgage lender (if any) will do.



SMITH LAW PARTNERSHIP WILL:	WHILST YOU NEED TO:	YOUR MORTGAGE LENDER WILL:
<p>Contact the Seller's Solicitor to obtain contract papers ▼</p> <p>Raise any necessary enquiries and check the replies ▼</p> <p>Carry out searches and check the results ▼</p> <p>Provide you with an initial report on your purchase property ▼</p> <p>Receive mortgage instructions from your lender and deal with their requirements ▼</p> <p>Prepare all the documents for signing and report to you ▼</p> <p>Agree completion date with all parties</p>	<p>Arrange a survey (check with your lender) ▼</p> <p>Raise any concerns or queries regarding the property with us ▼</p> <p>Obtain buildings insurance quotes and investigate removals. ▼</p> <p>Organise your deposit ready for exchanging contracts ▼</p> <p>Ensure all necessary papers are signed and returned to us or your mortgage lender as appropriate</p>	<p>Check that you are eligible for the mortgage ▼</p> <p>Carry out the valuation or survey of your property ▼</p> <p>Send you and us a copy of your mortgage offer together with details of any conditions</p>
EXCHANGE OF CONTRACT		
<p>Contracts exchanged and deposit handed over ▼</p> <p>Prepare a financial statement ▼</p> <p>Carry out final searches ▼</p> <p>Request mortgage monies in time for the completion date</p>	<p>Buildings insurance on risk ▼</p> <p>Confirm removal company booking ▼</p> <p>Forward to us any monies required to complete purchase</p>	<p>Send mortgage monies to us in readiness for completion</p>

COMPLETION

Send monies to Sellers
Solicitors



Receive title deeds and
transfer from Sellers
Solicitors



Pay the stamp duty



Register your ownership with
the Land Registry



Send you a copy of your title
deeds and forward the
originals to your mortgage
lender

Read meters and collect
keys



MOVE IN

