

## **RESIDENTIAL SALE**

### **INTRODUCTION**

Thank you for looking at our property services. Whether you are a first-time buyer or an investor, we are here to take the stress out of buying and selling. We will guide you through each step of the transaction and offer services that fit your requirements particularly where there are a chain or strong competition. When it comes to selling a property, there are important decisions you need to make and we are here to ensure that all your legal obligations are met. There are lots of boxes to tick and we want to assist you in selling your house quickly and efficiently, leaving you free to move on to your next property.

### **WHY US?**

We have an experienced team who understand the stress involved buying, selling or re-mortgaging your property. Our approach is simple, we provide a first-class service from our expert team who make the difference by taking the stress away from you and dealing with matters on your behalf. Whether you are selling your property through an estate agent or privately we will make everything as clear as possible. Communication is key which can ultimately Property matters can be complex, and our team are made up of highly qualified Solicitors who have the legal and technical “know how” to resolve any issues as they arise in a professional and efficient manner.

You will have the confidence that you are our priority, with our aim being that any member of the team is available to speak with you when you need some clarity and certainty at any stage in the process. We feel this provides reassurance and gives you an outlet for any concerns that you may have. Potentially this is the biggest investment of your life and we not only want to provide that first-class service, but value for money and no hidden fees.

We are proud to hold Lexcel and CQS Accreditations, issued by the Law Society. This involves the firm undergoing a rigorous audit process which ensures we maintain high levels of client care.

### **PRICING**

The fees involved in any transaction are important and we review our fees on a regular basis, considering client’s feedback. We typically work on a fixed fee basis, so that from the outset you know what the fees will be for your transaction.

If during the transaction there is a new development, we will discuss the change in fees with you and agree a way forward. Our fees are set out as:

#### **Residential Sale**

Our fees cover all the work required to complete the sale of your current home,

Item	Amount	VAT	Subtotal
Our Fees			
Land Registry Search fees			
Bankruptcy Search fees			

Electronic money transfer fee			
VAT payable			
Subtotal			
Referral Fee paid to Estate Agent			
<b>Estimate Total</b>			

### **TIME SCALES**

For any transaction, the timescales are subject to change depending on when your offer is accepted and factors involved such as:

- Number of parties in the chain
- Whether the buyer has a mortgage in place
- Whether the buyer requests lease extension for a leasehold property
- Whether the searches flag up any issues
- Whether buyer's Survey shows up any issues
- Buyer's Enquiries

A typical transaction will take between 10-14 weeks, however if any of the above apply or there are other factors we need to take into consideration, it may increase the time by a further 4-6 weeks and additional charges may occur. We will discuss this with you.

### **KEY MILESTONES**

With every transaction there are key milestones, which may vary according to individual circumstances. They may be as follows:

- Take your instructions and give initial advised based on the information you have provided
- We will need to check finances are in place for the buyer to fund the purchase
- Receive and advise on contract documents
- Obtain further planning documentation if required
- Provide advice on all documents and information received
- Finalise contract and send to you for signature
- Agree completion date (the date which you legally own the property)
- Exchange contracts and notify you that this has happened
- Complete purchase

### **EXCLUSIONS**

We do not undertake tax advice.

Our fees are fixed, however there may be factors which would typically increase the cost of the fees estimated above such as:

- If a legal title is defective or part of the property is unregistered

- If crucial documents, we have previously requested from you have not been provided to us
- If you require to exchange within 6 weeks of instructing us
- If you require completion within 6 weeks of instructing us
- If you require simultaneous exchange and completion