



You have accepted an offer to purchase a property. Please contact one of our experienced Property Team members who can discuss your requirements and provide you with your personalised quotation and our terms and conditions of business. This will include the instruction forms for you to complete and return. The estate agents will issue their memorandum of sale

**3-5
working days**



We will request a copy of the title deeds, draft contract, property information form, fixtures and fittings form from the seller's solicitor. Once these are received your property searches can then be applied for. You will receive a report on title detailing important information about the property and additional enquiries will be raised with your seller's solicitor about the documents. You will receive a copy of the enquiries with your report on title.

2-3 weeks



Once the search results are received, we will provide you with a report on the searches and copies of the results. The timescale to receive these results can vary depending on the property location. The search results may prompt further enquiries to be made of the seller's solicitors.

4-6 weeks



The seller's solicitor will answer all additional enquiries raised with the assistance of the seller. As soon as all enquiries are satisfied and your mortgage offer has been received, we will notify you to request your deposit monies. (Evidence of your available funds are requested in the initial information pack.) If you wish to have a home buyers survey carried out, the report is usually returned to you by this stage of the transaction. Documentation can be signed in readiness for exchange and completion.

3-6 weeks



A completion date can be agreed. Once satisfactory proof of funds has been provided you can then transfer any balance of funds needed to us, to purchase your home.

Less than 1 week



Exchange of contracts can then take place. On average this will be between 6-8 weeks from the date the estate agents issue their memorandum of sale.

6-8 weeks



Completion takes place. Once your seller's solicitors acknowledge receipt of the purchase monies, the sellers will vacate the property and the keys will be released to you (usually via your estate agents). You will now legally own the property. This will be on the date you and your seller agreed when the contracts were exchanged.

You move in!