



Salehs

S O L I C I T O R S

Selling your home

SELLING YOUR HOME

The average sale transaction takes approximately 10-12 weeks from agreeing a sale to completion. However, there are many moving parts, particularly if you are involved in a chain and it can be quicker and can be slower than this. The steps involved include the following:

- Once you have decided to sell your property, tell us that you want us to act for you as soon as possible. This will enable us to prepare all relevant paperwork for when the sale is agreed.
- We will send to you standard terms and conditions which will set out the work we will carry out for you and the costs. We will also send to you a Property Information Form and Fittings and Contents Form, and a Leasehold Information Form, if appropriate, for you to complete and return. We will also carry out ID checks to help prevent property and ID fraud.
- We will prepare the Contract Pack which includes a Contract for Sale, Land Registry official copies and any other title documents, Property Information Form and any other documentation you may provide. We will then send this to the buyer's solicitors.
- The buyer's solicitor will then submit their search applications. They will review the title pack and raise any enquiries with us. We may be able to answer these or we may need your assistance. The buyer will also then arrange their mortgage.
- We will also send you Contract and Transfer for signature.
- We will keep you updated as to progress in the transaction and once all parties in the chain are ready, will agree a completion date and will then take your instruction to exchange Contracts. The estate agent involved can assist with negotiations about completion dates.
- On exchange of Contracts all parties are legally bound to the transaction and the completion date is set. Financial penalties would be incurred if any party had a change of heart.
- We then obtain any required mortgage redemption statements and estate agent invoice. We will also prepare a Completion Statement for you.
- We will receive purchase monies from the seller's solicitor, repay any mortgage, pay the estate agent invoice and then transfer any balance monies to you. We will also notify the estate agent so they can release keys to the buyer. We cannot guarantee a specific time for completion, but it is likely to be around the middle of the day. You will be expected to have vacated the property and removed all of your belongings by completion.

Whatever legal issue you may be facing, our highly qualified and knowledgeable team are on hand to guide you. Simply contact us on 0161 434 9991, email us at enquiries@salehs.co.uk, or visit our website www.salehs.co.uk. Our office is located in the centre of Didsbury village, available parking, close to all amenities and the Metrolink.

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