

Buying your home



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The average purchase 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 found a property to buy, please tell us you want us to act for you and provide our details to the estate agent.
- We will send to you standard terms and conditions setting out costs. We will also carry out ID checks with you to help prevent property and ID fraud.
- You will need to return the terms and conditions to us together with search fees.
- We will request a Contract Pack from the seller's solicitor. The will include a Contract for Sale, title documentation, Property Information Form, Fittings and Contents Form and any other relevant information.
- We will submit our searches. On receipt of search results, we will then review the legal title and search results. We will report to you and raise any enquiries with the seller's solicitor.
- We will also send you the Contract for signature.
- If you are taking mortgage finance, we will receive a copy of your mortgage offer. We will review this and report to you on it. We will send you mortgage deed for signature.
- We will report to you again on replies to enquiries received from the seller's solicitor.
- Once we are satisfied and you are satisfied, we will then be ready to exchange. We will keep you fully updated as to progress. We will also liaise with the parties in the chain to agree a completion date.
- Exchange of Contracts means that all parties to the transaction are legally bound and a completion date is set. Should any party withdraw from the transaction after exchange, there would be financial ramifications.
- Between exchange and completion we will request any mortgage funds, request any balance funds we require from you, carry out a search at the Land Registry to ensure there has been no amendment to the legal title.
- On the day of completion, we will transfer funds to the seller's solicitor. On receipt, they will notify both us and the selling agent. We will then contact you to confirm the transaction has completed and keys are available for collection. We are unable to guarantee a time of day for this, but it is likely to be around the middle of the day.
- After completion, we will submit any return to HMRC relating to stamp duty land tax and pay any stamp duty land tax due. We will then register your ownership at the Land Registry.

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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