

## The Property Buying Process – Explained

It may look complicated but don't worry, you'll be in your new home before you know it. The process may differ slightly depending on what legal firm you choose; this is how one of our trusted lawyers work.

This is just a summary of what's involved in the buying process so don't worry if things don't quite make sense; they'll be explained in more detail later on. Remember, you can call us if you have any questions.

### Purchase Milestones

- **Send Us Your Case**  
You can send us your purchase through your lender, financial adviser or broker.
- **Get the Contract**  
We'll arrange to get the contract from the seller's solicitor or conveyancer.
- **Check the Title**  
We'll check the title of the property and advise you if we need to make any changes.
- **Apply for Searches**  
We'll apply for searches inc. Local Authority Search and raise any enquiries with the seller's solicitor or conveyancer.
- **Send the Contract**  
We'll send you the contract to look over and sign and give you a full report on our enquiries.
- **Sign the Contract**  
If you're happy with everything please sign the contract and send it back to us.
- **Check Searches and Enquiries**  
We'll ensure searches and enquiry answers are checked and approved.
- **Mortgage Offer**  
We'll acknowledge your mortgage offer and bring any special conditions we find to your attention.
- **Sign Mortgage Documents**  
We'll send you the mortgage documents to check, sign and return to us.
- **Exchange**  
We'll check contracts are exchanged, completion date is confirmed, and the transfer deed has been signed by the seller.
- **Request Funds**  
We'll request the mortgage funds and balance of purchase monies.
- **Mortgage Advance**  
We'll ensure the mortgage advance and balance of purchase monies are received.
- **Land Registry Searches**  
We'll carry out final Land Registry searches.
- **Completion**  
We'll complete your purchase - you're ready to move in!