

GUIDE TO THE STEPS OF CONVEYANCING

What is conveyancing?

The term 'Conveyancing' refers to all the legal and administrative work associated with transferring the ownership of land or buildings from one owner to another. The conveyancing process starts after an offer has been made and accepted to buy a property and solicitors details have been exchanged between two parties.

Who does the conveyancing?

Most people hire a solicitor or a licensed conveyancer to undertake the legal side of buying and selling their home. It is possible to do the conveyancing yourself, but it is time-consuming and also risky if you lack the necessary expertise. Although professional services are expensive, they have become cheaper in recent years and it is well worth the cost to successfully complete the purchase or sale and to resolve any possible problems. This part is the most crucial.

DIY Conveyancing: Pros and Cons

DIY – conveyancing is perfectly possible. If you are not put off by legal jargon and willing to deal with the large amounts of paperwork involved then you might be able to manage without a professional conveyancer or solicitor. However, it is advisable to think about this very carefully, as it is a complex and time consuming business. If it is not carried out properly you could for example, find yourself involved in costly legal disputes over boundaries, or discover that there is a new road planned to be built opposite your home, or even that the seller did not have the legal right to sell the home.

In reality very few homebuyers undertake the conveyancing themselves, for three main reasons:

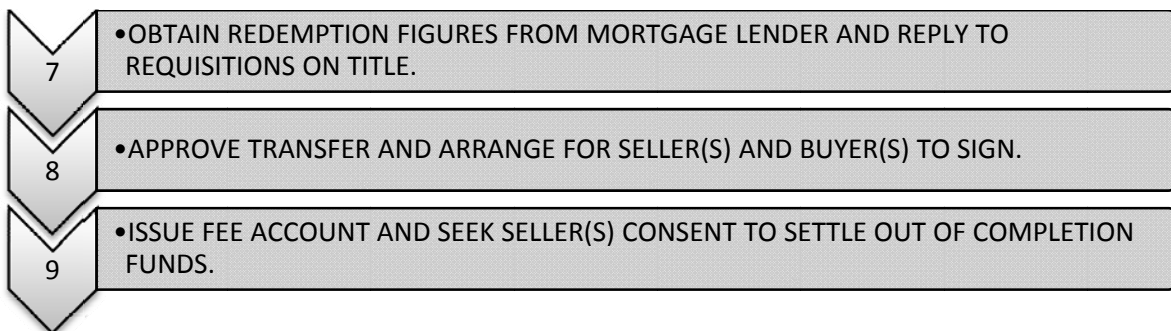
- Many mortgage lenders will insist on employing a solicitor to protect their interests. They will not risk having incorrect conveyancing work undertaken.
- There is a higher chance of things going disastrously wrong.
- The other people involved may not be happy with you doing your own conveyancing, and may even reject your offer on this basis.

The Exchange Conveyancing Service can offer a highly competitive solution to your concerns, so we recommend you consider this option when making this important decision. However whether you are just selling, buying or both, to assist you in understanding the process we have the following checklists to assist you.

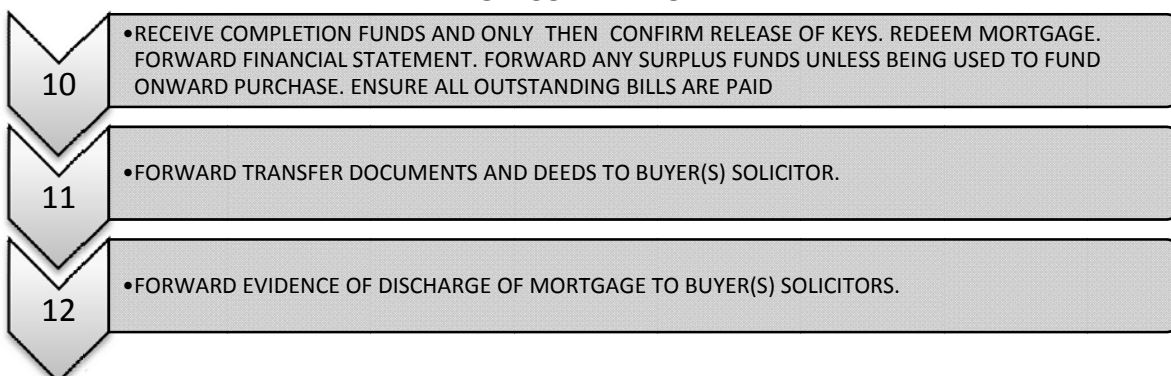
SELLER(S) SOLICITORS STEPS



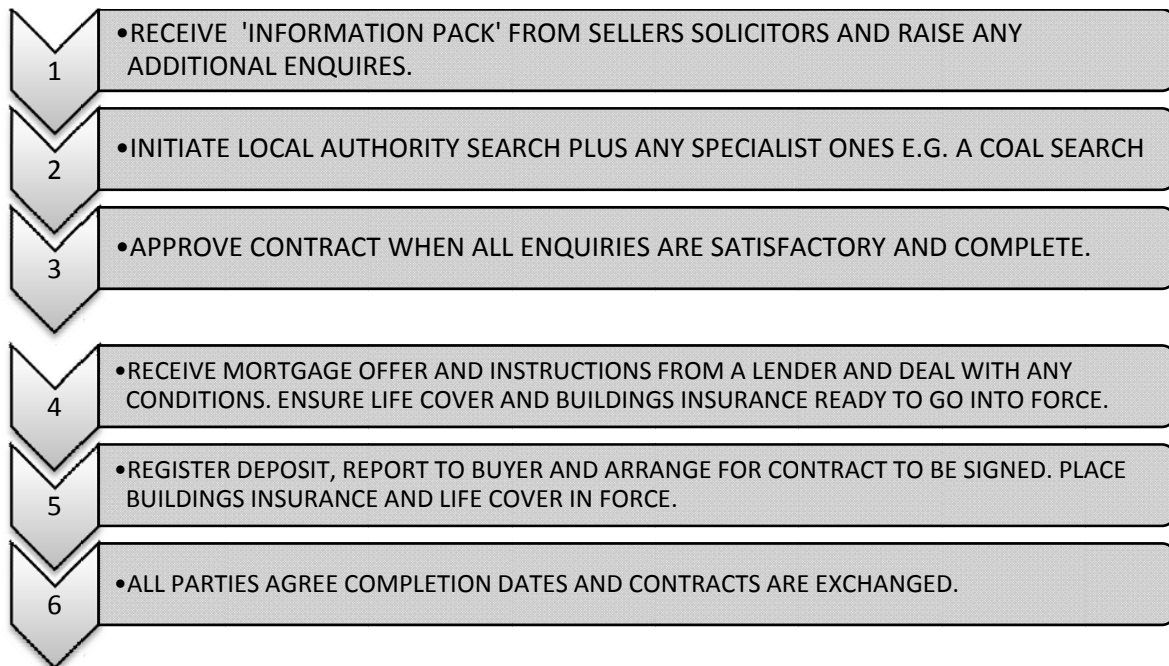
BETWEEN EXCHANGE AND COMPLETION



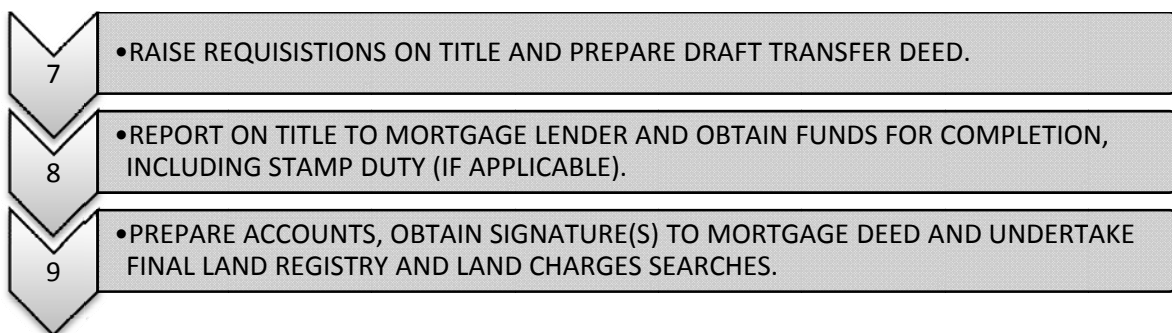
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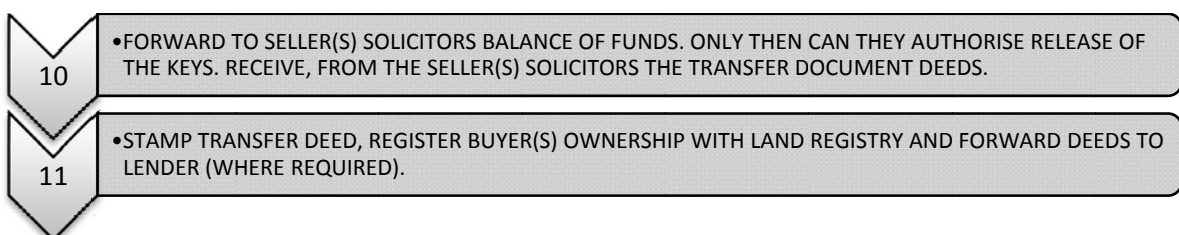
BUYERS(S) SOLICITORS STEPS



BETWEEN EXCHANGE AND COMPLETION



ON COMPLETION



THE ABOVE LISTS ARE NOT EXHAUSTIVE AND MAY NOT ALWAYS FOLLOW THIS EXACT ORDER DUE TO MORE COMPLEX ISSUES AND ADDITIONAL WORK ARISING. WE ALSO RECOMMEND YOU REMAIN IN REGULAR CONTACT WITH YOUR SOLICITOR / CONVEYANCER SO THEY CAN KEEP YOU FULLY INFORMED OF THE PROGRESS AND TIMESCALES OF THE TRANSACTION.