

Guide to Phillips' house buying process

The national average length of time for the conveyancing process is 12 weeks from case creation to completion. In most cases, during the past year, we have completed transactions faster than this. We always endeavour to make the process as efficient as possible and, of course, to give our clients great service. Call us now on 01256 460830



THE BUYING PROCESS

Case creation	<ul style="list-style-type: none"> • When you have instructed us to act for you in buying your new house, you must complete a questionnaire confirming your personal details and provide identification documents. This is essential as we cannot work on your file until these are received. We can, of course, act for you if you are selling a house as well • We require you to set up money on account for any disbursements such as official enquiries and extra searches, approximately £175.00 (these searches may be additional to those documents contained in the Home Information Pack, the HIP that your seller must provide to you)
Pre-exchange	<ul style="list-style-type: none"> • The draft contract arrives from the seller's solicitor. We request landlord information for leasehold properties • We will request any additional, specialist searches on the property you are buying that are not included in the HIP • We raise enquiries with the seller's solicitor, answering any queries you may have • Your mortgage offer must be received at this time • When all the replies are satisfactory we will send you the draft contract which you must sign ready for exchange • We must receive cleared deposit funds (unless you have a related sale in which case we will use the deposit from your buyers). This is usually 5% of the purchase price.
Exchange	<ul style="list-style-type: none"> • We agree a completion date with you and with your sellers, through your seller's solicitor. We will not agree completion dates until the whole chain is ready to exchange • Please note that at this stage deposit monies are required and the contract becomes legally binding
Pre-completion	<ul style="list-style-type: none"> • We will prepare the necessary transfer of property documents for signature by the seller and you, if necessary • We will provide you with a Completion Statement • We must have cleared funds one full working day prior to completion • Although it is possible to complete in a shorter space of time, we prefer to have 7 working days between exchange and completion to enable us to obtain funds from the lender and carry out final searches and checks without incurring further expense for you
Completion	<ul style="list-style-type: none"> • This is the day you move, as agreed at exchange, and we will advise you as soon as the transaction is complete • We obtain the title deeds and hand over the balance of monies to the seller's solicitor • You can then pick up the keys from your estate agent • We will arrange for the legal completion: submit transfer of documents to the Inland Revenue and pay Stamp Duty if applicable and register your new home with the Land Registry. We will then send you a copy of the completed registration form

Visit our website for more info at: www.phillips-law.co.uk