

Clarkes

RESIDENTIAL SALES & LETTINGS AGENCY

THE SELLER

THE PURCHASER

WITNESSES

DATE

DATE

DATE

The Conveyancing Process

How long will it take ?



www.clarkesproperties.co.uk
Registered Company Number
9094795



Here's a rough guide on what to expect.

Leasehold properties and properties in a chain can take longer

Day 1

Buyer / Buyer's Solicitor

- Instruct Solicitor
- Complete Terms Of Business Forms
- Pay money on account for searches
- Complete Full Mortgage Application
- Pay for Survey

Day 14

- Request Searches
- Property Surveyed

Day 28

- Receive search results
- Review File & Raise initial enquiries

Day 42

- Receive & Review responses to enquiries
- Raise additional enquiries

Day 56

- Final file review and contract agreed

- Buyer signs contract
- 10% deposit paid or related sale contracts signed (back chain)

Day 84

- Completion date agreed, contracts exchanged

Day 91

- Completion – pick up keys

Seller / Seller's Solicitor

- Instruct Solicitor
- Complete Terms Of Business Forms
- Complete Property Information Form
- Complete Fixtures & Fittings Forms
- Obtain Legal Documents from Land Registry
- If Leasehold send questionnaire to Man Co
- Issue Draft Contract Pack to the seller's solicitor

- If leasehold Management send Man Co forms to seller's solicitor

- Provide answers to initial enquiries

- Provide answers to additional enquiries

- Seller and related purchase contracts signed (forward chain)

- Completion date agreed, contracts exchanged