

Bradleys

Your guide to conveyancing



Conveyancing...at its best

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Summary of the Conveyancing Process: Selling

To help you understand the conveyancing process you can follow our stepping stones along the way to selling your home. The Yellow stones show things you will need to do and the Blue ones are things your conveyancer will do on your behalf.

If you are selling and buying at the same time, it will be necessary to make sure everyone in the chain is ready before you can move and again your conveyancer will help coordinate this.



1

Instruct Bradleys Conveyancing

2

Your conveyancer will send you a client care letter with the property information forms

3

You will complete the property information forms and return them to your conveyancer as soon as possible

4

Your conveyancer will submit a contract to the buyers

5

Your conveyancer will deal with any enquiries raised by your buyer

6

Agree a completion date with your conveyancer

7

Sign the contract and return it to your conveyancer

8

Your conveyancer will exchange contracts. This is the stage you are committed to selling your property

9

Completion:
This is your moving day and you have to hand over the keys

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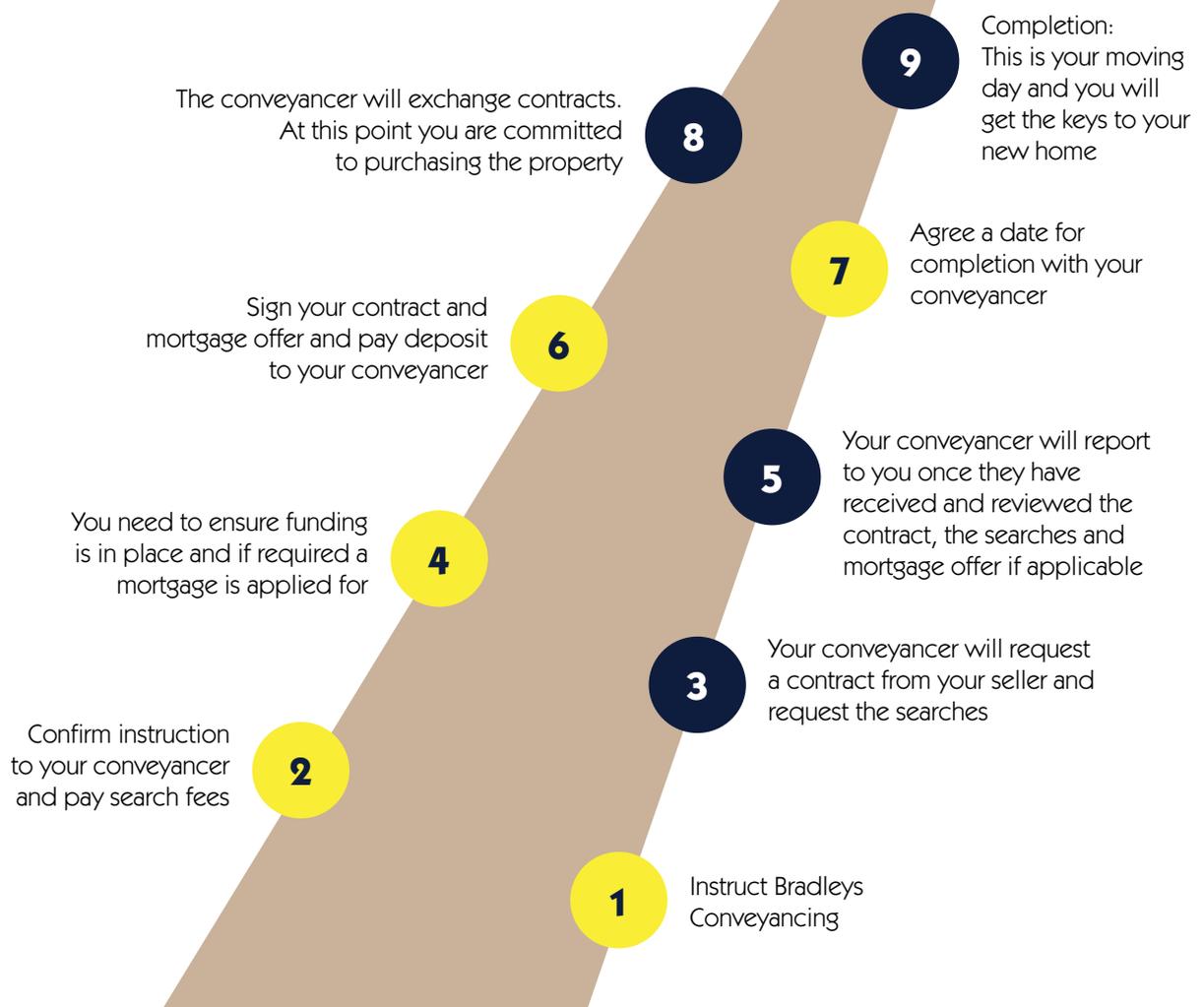
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Summary of the Conveyancing Process: Buying

Buying a house can be a little more complicated than selling, and again our stepping stones will guide you through the process. The Yellow stones are things for you to do and the Blue stones are things your conveyancer will do.

Of course this is just a summary of what's involved in buying a house, and your conveyancer will be there every step of the way to keep you informed, so don't hesitate to contact them if required.

The whole process can take on average 12-14 weeks depending upon who else is in the chain, although on occasions it can be much quicker.



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Our Commitment to you

As part of Bradley's Conveyancing service each law firm has agreed to offer all our clients the following benefits:

No Sale No Fee – this means that unless your transaction, be it a sale or a purchase proceeds to completion there will be no Legal Fees to pay. The only exception to this is in relation to Search Fees on a purchase which the conveyancer will have to pay to a third party and will need to be paid up front. There are no such Search Fees when you are selling a property.

Fixed Fees – Our Lawyers do **NOT** work on a time costed basis. This means the fees that have been quoted are for a standard sale or purchase and will not vary. You can rest assured that your conveyancing fees will not increase every time you call your conveyancer or you receive a letter.

You can track your case online 24/7 and your conveyancer will keep you up to date every step of the way.

You will be allocated a conveyancer and an assistant who will be your guide every step of the way and you won't be passed from pillar to post.

No need to visit the conveyancer – all the documentation can be dealt with by post and e-mail. There will be no need to take time off work to visit the conveyancers office.

Last but by no means least, our firms all have a track record of delivering outstanding service that we believe you won't get anywhere else.

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