

# Buying a property: step-by-step guide

Congratulations on the purchase of your new property! We understand quick completion is a priority.

We're always open and honest with our clients about what to expect. Currently, due to high demand in the property market, the stamp duty land tax holiday and market fluctuations resulting from Covid 19, the national average property transaction is 18-20 weeks.

Here are the key legal stages you can expect:

## First things first

Get a quote for your purchase via our [online conveyancing calculator](#).

Once you've had your offer accepted, you'll be able to appoint us as your conveyancer.

Once we've received your payment, we'll ask you to provide some ID, fill in a few forms, and evidence the funds for your transaction.

## Enquiries and searches

Once we've received the draft contract and mortgage offer, we'll raise any enquiries about the property and order searches to be conducted. This can take some time due to the high level of scrutiny necessary.\*

## Signing the contract

We'll review your offer, along with all legal elements, and will send you the mortgage report, deed and a report on your searches (once the searches results have been received).

Once all enquiries are satisfied, we'll send the title report and contract papers to sign.

## Exchange of contracts

Once the contracts are exchanged, you're in a legally binding contract and a mutually agreed moving date is fixed.

## Completion

When the seller's lawyers have confirmed they've received the money for the purchase, you can collect the keys and move into your new home!



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The process must be taken in sequence. Often, time frames are entirely dependent on other parties, but we'll keep you updated every step of the way.

\*Please note, if you're completing a leasehold purchase we'll also need to obtain and review the management pack from the landlord and/or management company. This can take several weeks.