

The selling process

You have accepted an offer, what next?

Signing the contract

As soon as a sale has been agreed, your estate agents will send us a copy of the Memorandum of Sale, giving us the details of the offer and the buyer. If we've already got your completed starter pack we'll obtain a copy of the title and send a draft contract to the buyer's conveyancer. We'll also send a copy of the draft contract for you to sign.

You need to sign this copy of the draft contract and return it to us. If there is anybody else living with you who isn't named on the title, they will need to sign the contract too. This is to show that they agree to move out on completion.

If you have a mortgage on your existing property, we will contact the lender to obtain a redemption statement. And if you have any additional loans secured on your existing property, we'll also need to contact those lenders.



Enquiries raised by the buyer

Once the buyer's conveyancer has checked through the draft contract, and the associated paperwork, they will contact us to raise enquiries. We will answer their questions from the information you provide in the starter pack. But we might need to give you a ring to discuss some of the questions.

Agreeing a completion date

When all the details are sorted we will agree a completion date and will exchange contracts with the buyer's conveyancer. This is when it all becomes legally binding. Once contracts are exchanged both seller and buyer are legally obliged to complete on the date set.

If your buyer has paid a deposit this can't be released to you until completion. Depending on how the contract was negotiated, this deposit will be held by us or by the buyer's conveyancer.

Now that we have a completion date, we can get an exact final redemption statement from your existing mortgage lender (and for any other loans you might have secured on the property).



Completion day

On the completion date, the buyer's conveyancer will send us the balance of the sale price by telegraphic transfer. As soon as the funds reach our account, the transaction has completed and you will need to be out of the property. We will send your signed transfer and title deeds (if there are any) to your buyer's conveyancer.

We will pay the balance outstanding on your existing mortgage (and repay any other loans you might have secured on the property). At this point we will take our fees out of the proceeds and also pay your estate agent's fees. The next working day, we will send the balance (whatever's left from the sale price after redeeming loans and mortgages, and paying the legal fees) by telegraphic transfer to your designated account.

My Home Move Conveyancing – Our Promise to you... .

-  Live online updates - Our online case management service allows you to make secure payments, track, review and upload information to your case 24/7, keeping you in control.
-  No hidden extras - Your all inclusive quotation means you know exactly what you will pay and what you are paying for. There are no hidden extras and our fees won't change unless your instructions do.
-  No Move, No Fee Guarantee - If your move falls through, through no fault of your own, you won't pay for any legal work that has already been carried out. Please note any third party costs involved, such as searches carried out on a purchase property, will still be charged.
-  Open 7 days a week - We're available at a time to suit you, from 8am to 8pm most weekdays. We're also open at the weekends too, providing you with the flexibility you need when moving home.

Get an instant quote now at myhomemoveconveyancing.co.uk or call us on 0333 234 4425.