

Conveyancing Process for *Purchase*

Amicus Law
SOLICITORS

1

Instructing a Conveyancer

Once they've found the property they want, the buyers need to find a conveyancer to represent them.

2

Memorandum of Sale

Once they've chosen one, the Selling Agent (if any) will issue the Memorandum of Sale confirming the details of the transaction.

3

Pre-contract stage
(4 - 16 weeks)

Onboarding

The buyers will then complete the onboarding process with their chosen conveyancer before the work can commence.

4

Contract Pack & Searches

The seller's solicitors will then issue the contract pack, and the buyer's solicitors will request the searches (local authority, environmental, and drainage and water).

5

Reviewing Documents & Raising Enquiries

Once the search results are received, the buyer's solicitors will review all the paperwork provided in the contract pack and raise enquiries. This is the longest part of the process, as all the enquiries must be fully satisfied before the transaction can proceed.

7

Exchange
(12 - 16 weeks)

Exchange of Contracts

Once both parties have signed their contracts, the parties will be able to agree on a completion date and proceed with the exchange of contracts. Before they can exchange, the buyer's solicitors must be in receipt of the buyer's deposit.

6

Property Report & Signing

Once all enquiries are satisfied, the buyer's solicitors will prepare the Property Report, which will include all the findings about the property. It is at this stage that documents are signed in readiness for exchange and completion.

8

Pre-Completion Arrangements



Once contracts have been exchanged, the completion date becomes legally binding. The buyer's solicitors will request the mortgage funds from the lender (if any) and prepare a completion statement setting out the financial side of the transaction.

9

Completion Day



On completion day, the buyer's solicitors send the funds by CHAPS to the seller's solicitors. Once they've received them, they will confirm completion and release the keys.

10

Post-Completion

After completion, the buyer's solicitors will arrange the registration of the property in the buyers' names with the Land Registry.