

# The conveyancing process for buyers and sellers

## Seller

## Buyer

### Instruct a solicitor



### Instruct a solicitor

### Seller details and draft contract

Verifies sellers ID, property info and financial details to begin drafting a contract.



### Buyer details and searches

Verifies buyers ID, personal info and financial detail. Searches and surveys are ordered.

### Issues draft contract

Sends contract to the buyer to be reviewed, responds to initial enquiries and obtains a redemption figure if mortgaged.



### Reviews draft contract

Receives the draft contract and begins to draft initial enquiries. e.g: How long is the lease?

### Responds to enquiries

Solicitor responds to enquiries including lender's questions, buyer's questions and search results.



### Raises enquiries

Solicitor raises all pertinent questions.

### Exchange agreement

Sellers sign the final contact and are legally bound to complete the sale.



### Exchange Agreement

Buyers sign the final contract, pay deposit and are legally bound to complete the purchase.

Seller's solicitor will receive funds from the buyer's solicitor. Any outstanding debts will be paid, and keys will be handed over.



Buyer's solicitor will issue funds to the seller's solicitor. Deeds will be updated at the land registry and keys will be received.

#### Note:

Searches are received and the solicitor will decide if further enquiries are required or if they are satisfied with the current information.

**Total:**  
8-12 weeks on avg.