

The Conveyancing Process

A Purchase

Case Creation	<ul style="list-style-type: none"> You must complete a questionnaire confirming your personal details You must provide identification documents, this is essential- we cannot work on your file until these are received You must pay us money on account of £300. This is required for us to carry out searches etc.
Pre-exchange	<ul style="list-style-type: none"> The draft contract arrives from the seller's solicitor. We request landlord information for leasehold properties We request any specialist searches on the property which are not included in the HIP supplied with the draft contract We will raise enquiries with the seller's solicitor on your behalf Your mortgage offer must be received at this time We send a report to you and papers to sign You must return the signed papers plus cleared deposit funds (unless you have a related sale, when we will use the deposit from your buyers).
Exchange	<ul style="list-style-type: none"> We agree a completion date with you and your sellers, via their solicitor NB: We do not agree completion dates until the whole chain is ready to exchange At this stage, the signed contract is legally binding.
Pre-completion	<ul style="list-style-type: none"> We will provide you with a completion statement We must have cleared funds one full working day prior to completion We must have 7 working days between exchange and completion to enable us to obtain funds from the lender.
Completion	<ul style="list-style-type: none"> We will advise you as soon as the transaction is complete You can then pick up the keys from the Estate Agent or your seller We will then undertake stamping and registering the property with the Land Registry. This process can take up to 12 weeks, but we will send you a copy of the completed registration form.

The national average length of time for buying a property is 12 weeks from case creation to completion. In most cases in the last year, Fretten's have completed faster than this. In every case, we always endeavour to make the process as quick and efficient as possible.

Real people,
well-rounded advice,
brighter outlooks