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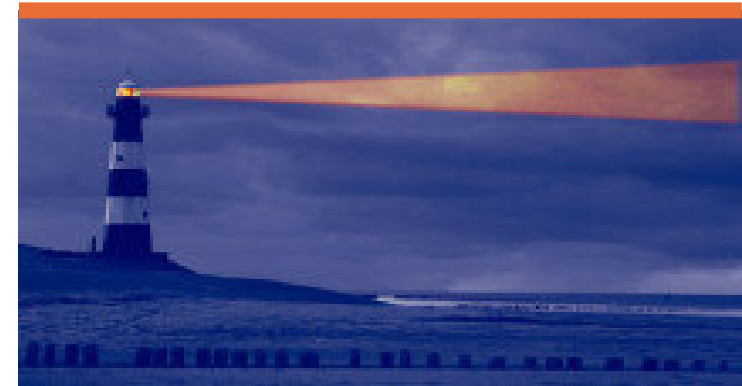
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**Selling Your
Home**

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Selling Your Home

LGP can assist you in completing what, for many, is the most important and expensive transaction in their lives. It is important that full and proper legal advice is taken and this guide is intended to provide outline information as to the various steps to be followed in a sale transaction. For more detailed information, please contact us for a no obligation discussion.



In the early stages of the sale transaction, we will:

- ◆ Ask you to fill in various forms regarding details about your property, including a Property Information Form, a Fixtures & Fittings List and any additional information that a Buyer will require depending on whether your home is freehold or leasehold.
- ◆ Provide full details of all the costs involved in the sale transaction
- ◆ Receive from you or your mortgage company, your title deeds and prepare a contract to be sent to the Buyer's solicitors.

- ◆ Answer any enquiries your Buyer's solicitors have in relation to the property
- ◆ Negotiate with the Buyer's solicitors concerning the terms of the contract, completion date and sum to be paid by way of deposit. At the time of exchange of contracts, it is normal for a deposit of 10% to be paid by the Buyer, although this can vary. You may be able to use the deposit to pass on to the Seller of any property that you are purchasing simultaneously.

Exchange of Contracts

When exchange of contracts takes place, the contract is dated and sent to the Buyer's solicitors and you are now bound to proceed with the sale. A completion date for the sale will be fixed as a term of the contract. The Buyer's solicitors will send us the Buyer's part of the contract together with the deposit.

After Exchange of Contracts

We will:-


- ◆ Obtain a final settlement figure for your mortgage redemption if necessary.
- ◆ Inform the Estate Agents involved in the sale.
- ◆ Approve transfer documentation prepared by your Buyer's solicitors and deal with final title requisitions.
- ◆ Arrange for your signature on the Transfer document ready for the completion date.

- ◆ Prepare a completion statement setting out the financial details of the transaction.

On The Day of Completion

We will:

- ◆ Liaise with the Buyer's solicitors and receive the sale proceeds from them.
- ◆ When the proceeds are received, we will advise you and direct that the keys to the property can be released, allowing the Buyers to move in.
- ◆ Discharge your existing mortgage (if any) on the property.
- ◆ Pay the Estate Agents their agreed commission.
- ◆ Send the transfer and other relevant documents to the Buyer's solicitors.
- ◆ Deal with the proceeds of sale in accordance with your instructions.

 We aim to reduce the stress of house moving by providing quick and easy access to experienced professionals who can advise and assist at all stages of the house selling and buying process.