blakemores
giving you more

# How does conveyancing work?

## Seller

- Instruct your estate agent and solicitor
- Produce HIP and send to solicitors
- Negotiate sale
- Send contract to buyer's solicitor
- Enquiries raised and dealt with
- Contract and transfer deed sent to you to sign
- Buyer's solicitor chase progress
- Agree completion date and check chain is ready
- Solicitors obtain agents account and redemption figure
- Contract and transfer returned and signed

## Buyer

- Agree your sale price and instruct solicitor
- Written instructions and payment of searches
- Contract received and enquiries raised
- Solicitor reports to client and contract signed
- Mortgage offer in, searches checked, enquiries answered
- Solicitor reports to client and requests deposit monies
- Client returns signed documents and deposit
- Agree completion date & check chain is ready
- Mortgage advance requested
- Final land registry and bankruptcy search in and checked
- Transfer deed sent to seller's solicitor

**EXCHANGE OF CONTRACTS**

At this stage the deal and the completion date is made legally binding

**COMPLETION**