PLS.

SOLICITORS

Your Conveyancing Journey

We provide you with expert advice at every stage of buying a home.

Call us today on **0330 024 4536**



Your offer is accepted!



the offer.





You apply for your mortgage.



You arrange a survey on the property.



We confirm instructions by letter, setting out the terms of business.



You return all signed documentation including relevant ID for PLS to proceed.



We contact your developer's solicitor to obtain and check the Contract Pack.



We raise gueries with the developer's solicitor and apply for searches.* Searches can

sometimes take a number of weeks.



We take you through the Contract Pack, Pre-Contract enquiries, the result of the searches and mortgage offer.



You sign the contract and make arrangements for the deposit to be paid to us in readiness for exchange of contracts.





Contracts are formally "exchanged" meaning both parties are legally committed to the transaction.

Developer's solicitor prepares a transfer deed and completion form and sends these to the PLS for completion.

We prepare the draft transfer deed and a final copy is made.



Developer's solicitor serves notice with a specified time within which to legally complete.



We prepare a completion statement and carry out pre-completion searches. We also apply to your mortgage lender for the mortgage loan.



Developer's solicitor arranges for access and sends the title deeds and transfer deed to us.



We send the stamp duty payable to HMRC. We receive title deeds, transfer deed and your outstanding



mortgage on the

property.

We register In your name at the Land Registry.



You receive a copy of the registered title from the Land Registry. Any documents required by the mortgage lender are sent us.

This flow chart is an indication of the conveyancing process. Steps can change depending on the complexity of the purchase.