

# A buyers guide to the conveyancing process.

To help you understand the conveyancing process you can follow our stepping stone guide along the way to buying your new home. It's really simple!

The **green stones** are things for you to do and the **blue stones** are things your conveyancer will do.

Of course this is just a summary of what is involved in buying a house, and your conveyancer will be there every step of the way to keep you informed so don't hesitate to contact them if required.

The whole process can take on average 8-10 weeks from instruction (Step 1) to exchange (step 10) depending upon who else is in the chain, although on occasion it can be quicker.



Contracts are exchanged, everything is binding and a completion date set.

Completion date – you can collect the keys!

Return the signed contract, your deposit and authority to exchange to your conveyancer.

Your conveyancer reports to you with the contract, requests deposit and preferred moving dates.

Your Mortgage offer is issued and your conveyancer will send you the mortgage deed to sign.

Your conveyancer will provide you with replies to enquiries from the seller.

Your conveyancer will send you search results and forms completed by the seller to check.

Complete your instruction forms, and provide your conveyancer with ID.

Apply for mortgage and provide source of funds to your conveyancer

**1** Instruct Martin Tolhurst Solicitors New Business team & pay monies on account.

**3** Your conveyancer will instruct searches and request contracts from seller's solicitors.

