

Conveyancing Process Summary

Timms
SOLICITORS

Whether you are buying or selling your home, our dedicated Conveyancing team are committed to guiding you through the process in a friendly and helpful way.



Instruction & ID Checks

Client forms completed, ID/AML checks carried out, file opened.

1

Contract Pack Issued

Seller's solicitor issues draft contract, title documents and forms to the buyer's solicitor.

2

Searches Ordered

Buyer's solicitor orders the usual local authority, drainage and environmental searches and any others.

3

Enquiries Raised

Queries raised with the seller's solicitor following review of documents and searches. Timescales vary based on the issues raised.

4

Mortgage Offer Received

Lender issues the formal offer to the buyer's solicitor after valuation checks.

5

Report to Client

All documents, search results and answers to enquiries reviewed and reported to the client by the buyer's solicitor.

6

Signing

Both the seller and buyer will sign the contract and negotiate a completion date.

7

Exchange of Contracts

Deposit paid by the buyer, transaction becomes legally binding. Completion date fixed.

8

Completion

Funds transferred and keys released to the buyer once completion is confirmed.

9

Post-Completion & Registration

The buyer's solicitor applies to update the title at HM Land Registry.

10