

PROPERTY PURCHASE

Buying a house/flat is probably one of the most important financial decisions you will make. At Pardoes we understand that whilst exciting, purchasing a new home can also be stressful. We will be on hand to give you advice throughout the process from the initial instruction to completion.

We have extensive knowledge of the property market and pride ourselves on offering a reliable, efficient and personal service that is competitively priced.

If you would like to discuss any aspect of the house buying process, please contact our team at your local Pardoes office.

How do I go about purchasing a home?

When you have found the home of your dreams and had an offer accepted from the estate agent, you will need to instruct a conveyancer to handle the **conveyancing process**.

Our experienced team offer a bespoke, personalised, no obligation **quote**, leaving you in a position to be well informed of the fees involved, without any nasty surprises.

Once you have chosen us to act for you, we will send you the **initial paperwork**. When we have received your completed forms, money on account, ID documentation and the seller's solicitor has provided us with the contract papers, we will be able to progress your transaction.

We recognise that clear communication is essential for all our clients. As such we provide a dedicated conveyancer that will assist you from start to finish and have a unique cloud-based system*, allowing safe communication, as well as using meetings, the telephone and emails to keep in touch.

“The service was excellent. The team are superb – very professional, efficient and did everything they could to progress and resolve our transaction.”

What is the legal process?

The precise stages involved in buying a house/flat vary according to the individual. However below is a guide to the potential stages:

- Take your instructions and provide initial advice
- Receive and advise on contract documents
- Draft the transfer deed
- Carry out, receive and advise on search results
- Make any necessary enquiries of the seller's solicitor
- Advise on the condition of your mortgage
- Receive and advise on leasehold information (if applicable)
- Send documents to you for signature
- Receive and advise on replies to enquiries
- Agree completion date (the day you get your keys!)
- Exchange contracts and notify you that this has happened
- Complete purchase; the house is yours!
- Deal with post-completion matters

When am I likely to move in?

We will do all that we can to enable you to complete when you wish. Some transactions proceed more quickly than others. However as a general guide it takes approximately **8 – 12 weeks** to get you into your new home.

We regularly liaise with estate agents, lenders and brokers in order to turnaround your transaction as swiftly as possible.

***My Legal Space (MLS)** allows you to manage your transaction online at a time most convenient to you. As our client you will have access to the system **24 hours a day 7 days a week**. The system can be accessed on a laptop, tablet and on your mobile via the App.

We created MLS to increase efficiency, as it allows you to receive updates and information on your purchase as soon as they are available. This therefore reduces the number of emails and telephone calls usually involved in a purchase, allowing us to progress matters more quickly and for you to move into your dream home faster.