

PROPERTY SALE

Selling your house/flat can be daunting, and you need to know where to turn for the best advice. At Pardoes we have the specialist knowledge to handle the legal work involved in selling your property, and we will guide you through the complete process.

We pride ourselves on the individual care that we give each and every client, working with you to make the transaction proceed as smoothly as possible.

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

How do I go about selling my home?

Once you have decided to sell your property, you will be eager to begin the process so you can move onto the next adventure! When you have agreed an offer with your 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 and ID documentation, we will be able to progress your transaction.

We recognise that clear communication is paramount 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.

“ You did everything possible to support us with our house sale. You were absolutely excellent throughout.”

What is the legal process for selling?

The precise stages involved in selling a house/flat vary according to the circumstances however below is a guide to the potential stages:

- Take your instructions and provide initial advice
- Prepare and issue the contract documents to your buyer's solicitor
- Respond to any enquiries raised by the buyer's solicitor
- Obtain a redemption statement from your lender
- Obtain and issue leasehold information from the landlord to your buyer's solicitor (if applicable)
- Agree completion date (date from which you will no longer own your home)
- Exchange contracts and notify you that this has happened
- Complete sale
- Pay your estate agent, redeem your mortgage and deal with any post-completion matters
- Send you the sale proceeds

When am I likely to complete my sale?

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 achieve the sale of your property.

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 sale as soon as they are available. This therefore reduces the number of emails and telephone calls usually involved in a sale, allowing us to progress matters more quickly and for you have peace of mind that your sale is proceeding.