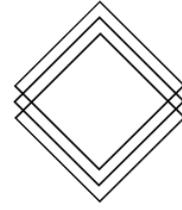


Conveyancing

EVERYTHING YOU NEED TO KNOW ABOUT
CONVEYANCING



**MY LAW
MATTERS**

Making Law Simple...



**HELPFUL TIPS ON CONVEYANCING
READ INSIDE FOR MORE**

Communication is key

We explain the importance.

Be wary of the costs involved

We explain your options

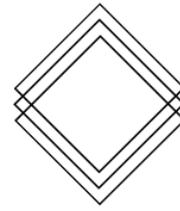
How long does it take?

What you need to understand

We know that moving house can be one of life's most stressful experiences, but the conveyancing process need not be. Our friendly and efficient team offer a wealth of knowledge and experience in both residential and commercial conveyancing, ensuring that you're in safe hands.

Whether you need help with buying and selling property, re-mortgaging, estate planning, or transfer of equity, the team here at My Law Matters should always be your first port of call.

We offer a friendly, modern and efficient service. If you want to deal with proper lawyers who are friendly and approachable, our team can help you.



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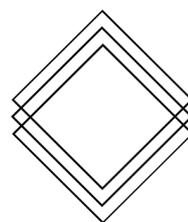
**If you would like further
information on how we can
help please call 0800 288 9947**

**Know Your
Options**



Finding a conveyancing solicitor who won't charge you an arm and a leg, who is going to understand your needs and is willing to go the extra mile can often be difficult. Our solicitors offer a convenient, efficient, and friendly service to our clients.

Our aim is to make the process as easy as possible for you. At My Law Matters we do things differently, offering a fixed price promise, meaning there are no hidden costs. We only use plain English, no legal jargon and supply clear information when keeping you up to date.



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Our top tips on the Conveyancing process

1

Communication is key

Essentially, the success of the conveyancing process - as complex and multi-faceted as it is - hinges on one simple thing, and that's good communication. In a Law Society survey, 45% of people said poor communication prolonged their home move. Worse still, it can actually jeopardise the move entirely.

To ensure your conveyancing process is as stress-free as possible a proactive solicitor is the most critical part. They are the coordinators of all parties in the buying and selling process once an offer has been accepted.

2

Be wary of the costs involved

Buying a new home is exciting. By researching before you start and being prepared for the costs incurred it will help you budget accordingly and ensure the process is as stress-free as possible.

There are numerous costs you should be factoring in to your budget before you begin the buying process. These include:

- Mortgage valuation, booking and arrangement fees.
- Legal (conveyancing) fees.
- Stamp duty (first-time buyers are exempt on properties priced up to £300,000)
- Surveyor's fees.
- Removal costs.

3

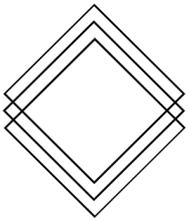
How long will it take?

A typical conveyancing process can take between six and eight weeks, but no two processes are ever the same.

It's important to be flexible and realistic about the conveyancing process and if you have any timescales you wish to stick to, communicate this to your solicitor at the outset. However, hiccups are normal - try to stay calm, keep in touch and remain easily contactable.



Speak to one of
our experts
Call 0800 288 9947



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For homeowners about to move, Conveyancing can be one of the most complicated parts of the moving process. Our team of legal experts fully recognise that the Conveyancing process can be extremely stressful and will therefore provide clear and concise information at every touch point of the process.

Conveyancing is the legal process of transferring ownership of a property from one party to another. Commonly referring to the whole of the legal administrative work undertaken to enable a house sale or purchase to be legally valid, it is undertaken by solicitors or specialist licensed conveyancers.

We will provide you with expert legal advice and guidance for every stage of conveyancing, giving you the simple, reliable and cost-effective service you deserve.



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Breakdown of the Conveyancing Process

Stage 1 - Your conveyancing provider will contact the seller's solicitor to obtain the contract pack. You will have the offer on the property accepted. Have your mortgage approved after their valuer has inspected the property. Arrange for a survey to be conducted by a regulated Chartered Surveyor

Stage 2 - Your conveyancing provider will request and obtain a copy of your mortgage offer and carry out the necessary local authority searches.

Stage 3 - Your conveyancing provider will analyse the contract pack, results of local authority searches and your mortgage offer and report back to you with the important details. They will then discuss possible completion dates with you and negotiate a date with your seller's conveyancing provider. You will then tell your mortgage provider the most appropriate completion dates. Review the information presented to you, asking any questions if necessary. Sign the final contract and return it to your solicitor.

Stage 4 - Your conveyancing provider will then inform the seller's solicitor you wish to proceed with the contract exchange and send the deposit to the seller's conveyancing provider.

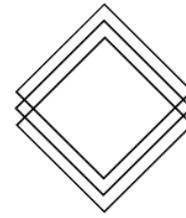
Stage 5 - Your conveyancing provider will swap signed contracts with the seller's conveyancing provider. Send the deposit payment to the seller's conveyancer.

Stage 6 - Your conveyancing provider will prepare the completion statement and send this to you. Carry out priority searches and tell you to arrange building insurance.

Stage 7 - Your conveyancing provider will prepare the transfer deed. You will then need to study, sign and return the transfer deed.

Stage 6 - Your conveyancing provider will send the signed transfer deed to the seller's conveyancing solicitor and request finances from your mortgage lender.

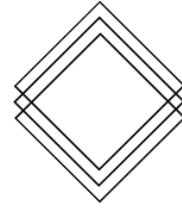
Stage 7 - Your conveyancing provider will transfer payment for the house (minus the deposit) to the seller's conveyancer and receive title deeds, transfer deeds and proof of any outstanding mortgages have been redeemed. You will then collect the keys to your new house once instructed by the seller's solicitor and move in!



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**WE ALSO OFFER THE
FOLLOWING SERVICES:**



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Dispute Resolution

A civil dispute is usually a disagreement between private individuals or between an individual and a business or organisation.

Our expert team aim to resolve your dispute as quickly and efficiently as possible, making sure that you understand your rights and are kept updated throughout the process.

Family Law

Divorce is possibly one of the most stressful life events you can go through, and one that can have a major impact on your family and finances if it isn't handled correctly. At My Law Matters we want you to have peace of mind by ensuring that you have the best legal advice so that you can make informed decisions.

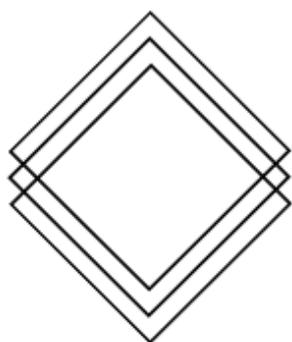
Probate & Estate Planning

Feeling safe in the knowledge that you're being supported by a dedicated solicitor can make all the difference in dealing with challenges relating to wills and inheritance. For this reason, our team provides pragmatic and informed legal advice designed to offer you a maximum amount of legal insight and support.

Will Writing & Lasting Power of Attorney

Did you know that over 60% of the UK adult population still don't have a valid Will? My Law Matters are here to put this right.

Our mission is to make Will writing stress-free, easy and affordable. All of our Wills are checked and verified by a qualified Solicitor.



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To speak to a member of our team call us now on:
0800 288 9947

Authorised and regulated by the
Solicitors Regulation Authority (SRA number: 800557)

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