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Conveyancing Process in Simple TERS by [Gavin Brazg](#)

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If you're buying or selling your home, you may need to use a conveyancing service so as to get the deal accomplished. This is an important part of the process of purchasing or selling a property, that may not be ignored by either side. But, it is always much better to understand the conveyancing process, so as to keep up with what your solicitor is doing and be ready to follow the procedure from beginning to end without worrying about what would occur next. By learning what the process suggests to both the buyer and the seller, you can understand why your solicitor is doing what he is doing and what you must do in order to help them.

When you are the purchaser, the conveyancing method begins when you are making an offer on the property and arrange the survey. Your solicitor would start the process by requesting for a contract pack from the seller's solicitor. They could carry out authority searches to determine that the property is legally for sale and then give you with a report.

If you are the seller or are part of a chain where you need to sell your house as well as buy a property, then you will need to complete the seller's conveyancing process through your own solicitor. The vendor requirements to instruct a solicitor from the outset. They could usually receive a letter that outlines the Client Care and this needs to be signed and returned by the vendor, along with details of the present mortgage on the house and proof of identity. The solicitor will then send you a variety of forms, which need to be filled out by the seller. Whereas you are doing this, your conveyancing solicitor would obtain the deeds to the house, and a duplicate for the Land Registry information for your property. Once they are received, the solicitor will then draw up a contract and send the contract pack to the buyer's solicitor. Completion dates and mortgage confirmations could also be completed by the solicitor, before the finalised contract is drawn up and sent to you for a signature. The final issue which the seller's solicitor will do is to exchange contracts and take possession of the buyer's deposit.

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