**Transparency Residential Conveyancing Services Fee**

**Conveyancing Process Overview:**

**Freehold Transaction (Buyer and Seller)**

**Acting for you as Buyer:**

1. **Initial Contact:**
	* Obtain your instructions and provide initial advice.
	* Explain the process.
	* Obtain proof of identity and property details.
	* Check source of funds for the transaction
2. **Pre-Contract Stage:**
	* Conduct property searches (e.g., Local Authority, Water & Drainage, and Environmental).
	* Review the Contract Pack and raise inquiries with the seller's solicitor.
	* Review the contract provided by the seller's solicitor.
3. **Contract Exchange:**
	* Report to you on the documents
	* Negotiate contract terms, if necessary.
	* Ensure the your financial arrangements are complete and funds available
	* Exchange contracts with the seller's solicitor.
4. **Post-Contract Stage:**
	* Prepare the Transfer Deed.
	* Arrange for mortgage funds to be released
	* Carry out final searches (e.g., Land Registry, bankruptcy).
5. **Completion:**
	* Arrange for the transfer of funds to the seller's solicitor.
	* Arrange the collection of the keys.
6. **Post-Completion:**
	* Pay Stamp Duty Land Tax (if applicable).
	* Register the property with the Land Registry.

**Acting for you as Seller:**

1. **Initial Contact:**
	* Obtain your instructions and provide initial advice.
	* Explain the process.
	* Obtain proof of identity and property details.
2. **Pre-Contract Stage:**
	* Obtain and review deed the title
	* Prepare the contract pack
	* Respond to any inquiries raised by the buyer's solicitor.
	* Negotiate contract terms, if necessary.
3. **Contract Exchange:**
	* Discuss findings and documents with you.
	* Ensure completion date are agreed and any related matters
	* Exchange contracts with the buyer's solicitor.
4. **Post-Contract Stage:**
	* Review and approve the Transfer Deed and arrange for its signature.
	* Obtain and review any redemption statements
5. **Completion:**
	* Receive funds from the buyer's solicitor.
	* Arrange for the keys to be handed over on completion.
6. **Post-Completion:**
	* Repay any existing mortgage and settle any outstanding charges.
	* Send the Transfer Deed and other relevant documents to the buyer's solicitor.

**Leasehold Transaction**

Will follow the same steps as for freehold transactions but require the review of additional documentation including the Lease and the pack of information provided by the Freeholder and or the Management Company.

The standard conveyancing process typically takes between 8 to 12 weeks. However, this duration can vary according to transaction specific factors such as the complexity of the transaction, and any potential issues that may arise during the process.

If the transaction involves leasehold properties, the conveyancing process can take longer due to additional legal work required. This includes reviewing the lease terms, obtaining information from the landlord or Management Company, and dealing with any leasehold specific issues. As a result, leasehold conveyancing can take 12 to 16 weeks or even longer in cases where there are defects in the lease.

**Meet our Property Team**

* Jonathan Cummins
* Alphonso Wynter
* Aneesha Bhunjun
* Nikki Riyat
* Austin Oke

**How We Charge for Residential Conveyancing**

The fees charged by us for residential property transactions will vary depending on the value of the property being transferred, whether the title to the Property is freehold or leasehold and the financial arrangements for funding the transaction, is there a mortgage.

The Solicitors Regulation Authority (SRA) requires us and all law firms to comply with price transparency rules. To see our pricing please visit the SRA website

For a full quotes please email us directly at:
Conveyancing@wainwrightcummins.co.uk or give our property team a call on: 0207 095 5700