

## Conveyancing made Easy

From the Commencement of your conveyance through to completion we will provide specialist guidance and advice to ensure your interests are protected and the matter proceeds smoothly. One of our conveyancers will be responsible for your purchase or sale from the outset, who will keep you informed and be available at all times. We will ensure that this important transaction is given the thorough attention it deserves.

### When Buying A Property

We will:

- Check the Title to the property and undertake all necessary searches to ensure there is nothing to your detriment affecting the property.
- Prepare and stamp Transfer documents to ensure you obtain good title to the property free of any undisclosed encumbrances.
- Ensure that you receive any reductions in stamp duty to which you are entitled.
- Calculate settlement figures and liaise with your financier if necessary.
- Effect settlement of the transaction on your behalf and provide a full report to you on conclusion of the matter.

**We aim to be the Firm of choice for our legal expertise, commitment to excellent client service, and dedication to acting with integrity, honesty and diligence in everything we do.**

mission statement

### When Selling A Property

We will:

- Keep you informed as to the satisfaction of any buyers conditions such as finance.
- Liaise with your bank (if any) to ensure any mortgages are released on settlement.
- Provide a detailed checklist to assist you in moving out if necessary.
- Calculate settlement figures with adjustments for rates and other outgoings paid.
- Arrange for the repayment and release of any mortgage on your property.
- Ensure you are paid in full for the property.
- Effect settlement of the transaction on your behalf and provide a full report to you on conclusion of the matter.

### Call Us

Call us on 07 5443 1566 and speak with one of our conveyancers who will happily answer any queries or concerns you may have and provide you with an obligation free quote.

