

## **HAGUE AND DIXON LLP**

### **THINKING OF SELLING YOUR HOUSE OR BUYING A HOUSE?**

Hague & Dixon LLP has a very experienced team of Conveyancers who are able to help and advise you.

We pride ourselves on being readily available to answer your enquiries and deal with any concerns you may have.

At Hague & Dixon LLP, if you telephone you will always speak directly to someone who can help you. We welcome the opportunity to discuss your matter with you and to answer your questions as quickly as possible no matter what they are.

You can contact us by telephone, by e mail, or arrange to call at your local office.

The Solicitor you chose is entirely your own choice. Please contact us to discuss your particular needs.

Having decided upon your Solicitor, and instructed your Estate Agents your property is on the market ready to go as soon as a buyer is found.

If your plans are to buy another house, you should make enquiries as quickly as possible from Lenders about how much you can borrow and how much you can afford to pay back each month. Your Lender will agree a loan in principal so you know the price range of the house you are looking for.

Buying and Selling houses can be a difficult time, we understand this, but with our care and experience you should find the whole process much easier than you expected.

#### **SELLING YOUR HOUSE**

Once you have found a buyer for your home, we will assist you throughout the sales process.

The keys stages in a house sale which we will help you with are;

- Draft the Sale Contract.
- Liaise with you concerning you completing a Fittings & Contents Form and Property Information Form.
- Deduce details of your legal title to this property to whosoever may be the legal representative of your buyer or buyers.
- Deal (with your help) with any enquiries that the legal representative for your buyer or buyers may raise with me.
- Exchange Sale Contracts.
- Approve the Purchase Deed (or Transfer).
- Prepare for completion and complete your sale.
- Subject to there being sufficient funds arising out of the proceeds of sale, redeem any mortgage that

may be secured on the property on completion of the sale.

## **BUYING A HOUSE**

Once you have found a house to buy, we will happily advise you throughout the purchase process.

The key stages of the house purchase which we will help you with are;

- Approve the Purchase Contract.
- Investigate the legal title to the property to make sure you will get a good and marketable title to it; so that whenever you come to sell it you should be able to do so (at whatever may then be market value) without impediment arising out of the legal title to it.
- Raise any enquiries of the seller's solicitors.
- Commission various essential searches against the property.
- Exchange Contracts.
- Draft the Purchase Deed (or Transfer).
- Prepare for completion and complete your purchase.
- E-file your Stamp Duty Land Transaction Return with HMRC and make payment of stamp duty, once you have put me in funds to do so.
- Register your ownership of the property at Land Registry.
- Advise on co-ownership of the property, if applicable
- Act for your Lender to perfect its security over the property; and advise in connection with the legal relationship you will enter into with your Lender when granting it a mortgage over this property, if applicable.