



Residential Property
how we can help



verisonalaw



Buying or selling a property can have its obstacles, but the conveyancing team at Verisona Law will do all they can to minimise disruptions with their vast experience in property transactions and use of market leading conveyancing software.

We are members of the Law Society's prestigious Conveyancing Quality Scheme ('CQS') this means you can expect us to:

- Explain clearly the steps in the process and what you can expect from us
- Tell you what the costs will be
- Keep you informed of progress in your sale or purchase
- Work in line with the quality standards of the Law Society's CQS
- Be polite and professional
- Respond promptly to your enquiries
- Tell you about any problems as soon as we are aware of them
- Ask for your feedback on our service

Initial contact, transparent pricing and cost advice

Once you have made contact and instructed us to act on your behalf, we will write to you, clearly outlining our charges and what you can expect to pay. We will then contact the other solicitor to confirm that they are indeed acting on behalf of the buyer, and to request a copy of the draft contract from them, along with other relevant details.

What to expect when buying a property

Conveyancing can vary slightly transaction to transaction but a purchase of a property would typically follow the steps below. We will:

1. Take your instructions and give you initial advice
2. Check finances are in place to fund the purchase and contact lender's solicitors if needed
3. Receive and advise on contract documents received from seller's solicitor
4. Carry out searches
5. Obtain further planning documentation if required
6. Make any necessary enquiries of the seller's solicitor
7. Give you advice on all documents and information received
8. Go through conditions of the mortgage offer with you
9. Send the final contract to you for signature
10. Agree a completion date (date from which you own the property)
11. Exchange contracts
12. Arrange for all monies needed to be received from the lender and you
13. Complete the purchase and notify you that this has happened (there is usually a period of at least 7 days between exchange of contracts and completion, but it can be up to one month or more)
14. Deal with payment of Stamp Duty Land Tax
15. Deal with the application for registration at Land Registry

What to expect when selling a property

Conveyancing can vary slightly transaction to transaction but a sale of a property would typically follow the steps below. We will:

1. Take your instructions and give you initial advice
2. Send the following to the buyer's solicitor:
 - A. Title plan (please let us know if the plan on the deeds may be incorrect in any way)
 - B. Fittings and contents form
 - C. Property information forms
 - D. Copies of any guarantees
 - E. Draft contract prepared by us
3. Respond to enquiries of the buyer's solicitor – we are likely to need your assistance in answering these so please aim to respond as soon as you can to avoid holding up the transaction
4. Send the final contract to you for signature
5. Agree a completion date
6. Exchange contracts and notify you that this has happened
7. Complete sale of property
8. Send you any proceeds of sale due to you

Services we offer

- Freehold
- Leasehold (including lease extensions)
- Re-mortgages
- Transfer of equity
- Help to Buy schemes
- Shared ownership
- New build developments
- Becoming a landlord

Why use Verisona Law?

- A competitive fixed fee tailored to your needs
- Speak to the same people every time
- Ability to visit our offices
- Knowledge of local area
- Plain English reports and correspondence
- Market leading conveyancing software solution makes the transaction smoother for you
- Accredited by Law Society Conveyancing Quality Scheme (CQS)
- ISO 9001 certified

Call us today on **023 9224 6729** for a conversation about how we might be able to help or use our online conveyancing quote calculator at www.verisonalaw.com/for-you/residential-property

To find out how we can help,
please get in touch with:



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