Freehold Purchase

Brethertons SOLICITORS

Completion of instruction and forms and completion of identity checks

Obtaining from you full details of any funds being used in the purchase and establishing if funds are coming from any third parties

Contact and chase the sellers lawyers and estate agents until we are in receipt of the contract bundle.

Receive and process to contract bundle and send to you applicable initial information

Request Local, Drainage and Environmental Searches alongside any location specific required searches

Review the title documents and property forms as completed by the seller

Raise any relevant enquiries with the sellers lawyers

Review results of searches and raise any relevant enquiries as a result

Chase up and continue a back and forth with the sellers lawyers until such time as all enquiries are satisfied and taking any necessary further action

Receipt of and review of your mortgage offer (if applicable) – checking any linked conditions, the requirements of your lender and then making a report to you

Making our full contract report to you and guiding you through the signing of the Contract, Mortgage and Stamp Duty documents, requesting any required deposit from you

Confirming the chains readiness to proceed to an exchange

Liaising with relevant parties to agree upon a completion date

Final review of the file, undertaking the required pre-exchange checks, obtaining your authority to proceed and attending to Exchange of Contracts

Preparation of the file for completion – requesting any final balance from you, requesting mortgage advance, preparation of our final statement and setting up payments to all applicable third parties

Completion day – liaising with the chain until completion is confirmed and keys are available for you to collect estate agents

Preparation of the required application to the Land Registry to register you as the legal owner of the property.

Receiving completed registration documents from the Land Registry and providing you a copy of these for your records

Prepare the file for closure and archiving and storage

Exceptional Service
Personal to You