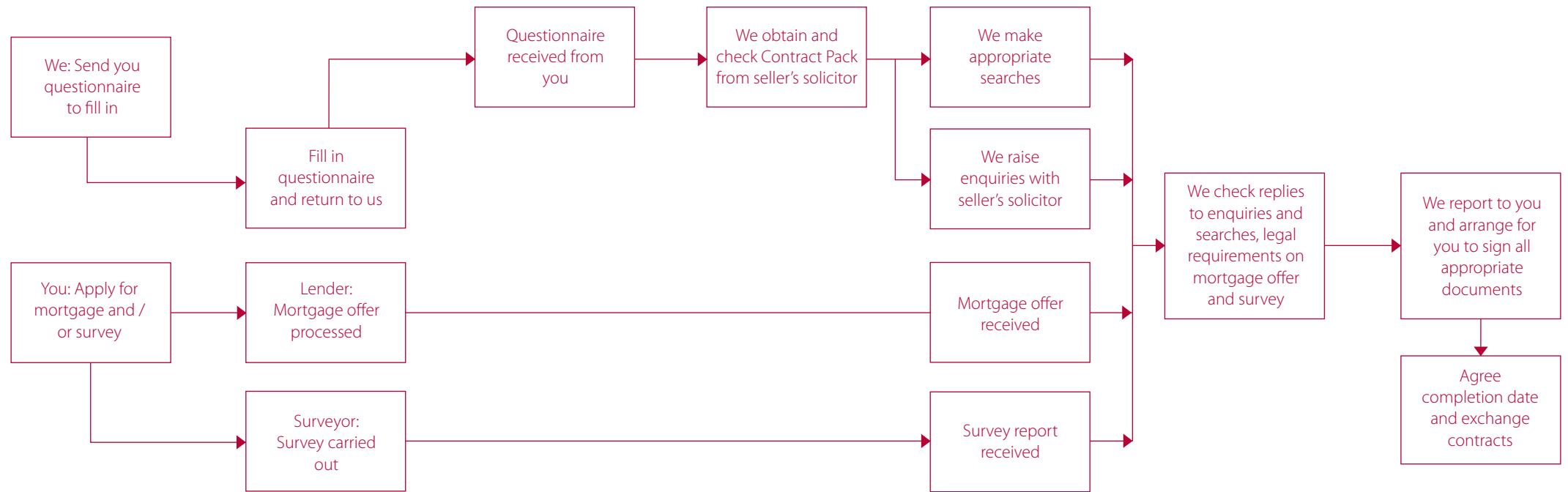


The Conveyancing Process

Purchase - up to exchange of contracts



This is a basic guide to the conveyancing process in a straightforward purchase.

If you have a dependent sale, we have to agree the same completion date on your sale and purchase and then exchange contracts on both transactions simultaneously. Where there is a chain of dependent transactions all the buyers and sellers involved have to agree the same completion date and exchange of contracts must take place simultaneously for all the transactions.

Only when contracts have been exchanged will buyer and seller be legally committed to buy and sell on the completion date agreed. Until contracts have been exchanged either party can try to renegotiate terms or even withdraw. Thus, it is important to exchange contracts as early as possible.

The Conveyancing Process

Purchase - from exchange of contracts to completion

