Leasehold 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

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

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

Raise any relevant enquiries with the sellers lawyers

Review the title documents. lease. **Management** Company/Landlord information pack (if received at this point) and property forms as completed by the seller

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

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

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

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

the property

Completion day - liaising with the chain completion is confirmed and keys are available for

until

you to collect

estate agents.

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

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



Prepare the file for closure and archiving and storage

Exceptional Service Personal to You