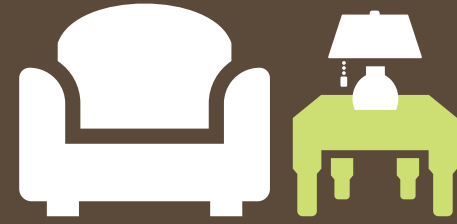


GUIDE TO SELLING YOUR HOME



Once you have found a buyer for your home, you will need to appoint a conveyancer/lawyer who will manage the legal process of selling your home.



Your conveyancer will apply for title documents from the Land Registry. You will need to complete a property information form and a list of all fittings and contents of your home which are to be included in the sale.



Once all the relevant documents and forms are completed, your conveyancer will prepare the contract package.



The contract package will then be sent to the purchaser's conveyancers/lawyers for review.



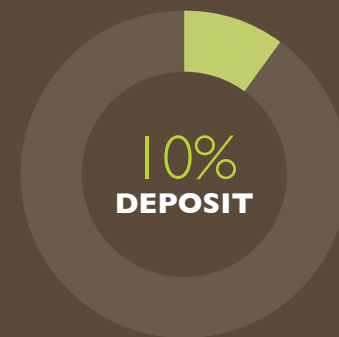
Your conveyancer will respond to any questions raised by the purchaser's conveyancer and make any necessary amendments.



The buyer and you sign the contract when they have both approved its contents. This is now ready for exchange and completion.



On exchange, the contract becomes legally binding and both the buyer and you are obliged to complete the exchange.



Your conveyancer will receive a deposit, usually 10% of the sale price, from the purchaser's conveyancer and will prepare for completion. If the purchaser does not complete, you retain the 10% deposit.



Once your conveyancer has received the total amount owed from the purchaser, they will pay off the mortgage (if there is one) and any agent fees. They will then send any net sale proceeds to you, the seller.



Finally your conveyancer will instruct your estate agents to release the keys to the buyers and your title deeds will be forwarded to the buyer's conveyancer.

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