



66%
see moving home
as the most
stressful event

Moving Home

Regardless of whether you're a first time buyer or a seasoned professional mover, buying or selling a home can bring with it complications and potential pitfalls. Having an experienced conveyancing solicitor can make all the difference in helping to avoid any last minute surprises which can be impossible for many to anticipate.

Why should I Choose a Conveyancing Solicitor?

As conveyancing solicitors, we are property specialists and our expert and friendly legal advice is offered at a fixed fee, meaning no hidden costs. We are also independent of estate agents. Estate agents often have an agreement with a firm of solicitors to refer work to them in return for a referral fee (added to your bill).

Once you have chosen your conveyancing solicitor, they will draw up a draft contract which set out their charges and deposits required. They will then write to your seller's solicitor to confirm their instruction on your behalf and request a copy of the draft contract and any other details.

You are given a draft contract to check and raise any questions or concerns. They will, in turn, also review all the documents and raise any questions with the seller's solicitor.

Contract Stages

Signing - Your solicitor will ensure you have relevant funds available or a mortgage in place. They will make sure all questions have been answered and a completion date agreed.

Exchanging - Before you exchange you need to have buildings insurance and your deposit needs to be in your solicitor's account. Your solicitor will exchange contracts on your behalf, once completed you are in a legally binding contract to buy the property.

Once exchanged, you'll receive a statement from your solicitor showing the final amount owing, this needs to be paid (and showing as cleared) at least one day before completion.

Completion - Once the seller's solicitor confirms they have received all monies due, the keys can be released. Your solicitor will then pay your stamp duty land tax.

Should I Make a Will When I Buy My House?

Yes! Even if you already have a will in place this should be revised after purchasing a new property to make sure everything is still applicable. Our specialist will solicitors can help you with making a will, or revising an existing one.

CONTACT US

We understand the importance of having an experienced conveyancing solicitor on your side when buying or selling a home, so call us today on 01525 378177 or visit our website.

or send your enquiry via email:

✉ info@ommlaw.co.uk

(Advertising Feature)

To find out more, contact a member of the team on:

☎ **01525 450 520**



Your Key to hassle free conveyancing

Ask about our
CONVEYANCING SERVICES

We understand that moving home can be one of the most exciting, but also most stressful times of your life. This is why we feel it's important you have the right legal team to guide you through the process.

- EXPERT & FRIENDLY LEGAL ADVICE
- STRESS FREE CONVEYANCING
- FIXED FEES
- ACTIVE ASSIGNED LEGAL TEAM MEMBER
- INDEPENDENT OF ESTATE AGENTS
- NO HIDDEN EXTRAS
- NO MIDDLE MAN

Our solicitors can make a difference