



## 5 TIPS TO FIND THE RIGHT CONVEYANCING SOLICITOR

You've decided to make the move, and found the right home, so you'll then need to choose a conveyancing solicitor to help you through the legal process.

There are many tasks that the conveyancing property solicitor will help you with:

- Legal advice
- Preparing draft contracts
- Local searches
- Mortgage offer
- Survey
- Exchange of contracts
- Funds collection and transfer
- Managing stamp duty charges
- Land Registry formalities

With many conveyancing solicitors out there, choosing the right one can be tricky. So here are some tips to help find the best one for you.

### 5 TIPS TO FIND THE RIGHT CONVEYANCING SOLICITOR

#### 1 Phone a friend

It can be tempting to go with the estate agent's recommendation, but they are often paid to refer a particular firm. Seek recommendations from those you know, people are often very happy to suggest a good conveyancing solicitor.

#### 2 Buy local

A local legal firm will help ensure you get the personal touch. It's also easier to choose a firm nearby if you need to drop into their offices, plus

solicitors in the area will have a good grasp on local issues and potential problems.

#### 3 Correctly qualified

Check the firm you choose is experienced in handling conveyancing and has a clearly-identifiable conveyancer who specialises in property.

#### 4 CQS-accredited?

This is the Law Society's Conveyancing Quality Scheme, a register of solicitors who are authorised and regulated by the Solicitors Regulation Authority.

Osborne Morris & Morgan are fully CQS accredited. This shows we: follow best practice, meet the highest standards of technical expertise and client service, and have all the skills and expertise to provide residential conveyancing services to the highest standard.

#### 5 Cost

Choosing a firm that charges an hourly rate makes it difficult to budget. Therefore, a fixed fee approach works best.

(We provide fixed fee conveyancing services. This means that whatever work is involved, the price quoted by our conveyancing team will be the price you pay.)

#### How We Can Help

Osborne Morris & Morgan understand the importance of having an experienced conveyancing solicitor on your side when buying or selling a home. Call us on **01525 450520** or contact us online or visit our Leighton Buzzard office.

(Advertising Feature)

## Buying or Selling?

### HERE'S THE KEY...

WE ARE YOUR LOCAL,  
FRIENDLY AND PROFESSIONAL  
CONVEYANCING SOLICITORS

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.

Contact us today

 **01525 450520**

 **info@ommlaw.co.uk**

**WWW.OMMLAW.CO.UK**

*Our solicitors can make a difference*

**OSBORNE MORRIS & MORGAN SOLICITORS**

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