

WHY DO I NEED THE BBH TEAM?

It is in your own interests to have professional advice at every stage and the BBH team is here to provide that service to you.

HOW MUCH WILL IT COST?

The BBH team will provide you with a written estimate of the costs involved and will keep you informed of anything that might affect this.

HOW LONG WILL IT TAKE?

BBH will deal with everything as quickly as possible. We can often find ways around potential delays and this is all covered by the BBH service.

HOW DO I KNOW WHAT'S HAPPENING?

The BBH team will keep you up-to-date at every important stage of your house purchase.

BUYING & SELLING YOUR HOME



BBH Legal
Services Ltd



www.bbhlegal.co.uk



[bbh-legal-services-limited](https://www.linkedin.com/company/bbh-legal-services-limited)

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BUYING YOUR HOME - WHAT HAPPENS?

When you have decided on the house you want to buy and your verbal offer has been accepted, this is the time to talk to us. We will contact the sellers solicitor to obtain the contract papers, liaise with them and sort out any queries that may arise. We will raise a number of enquiries on the property:

The seller will provide us with a list of the items included in the sale and the contract which will be checked with you.

We will liaise with your lender. We will check your title and look to arrange completion as soon as possible.

COMPLETION DATE

When contracts are exchanged, the completion date is also agreed. This is the day when the balance of the purchase money is paid and the house becomes yours.

SEARCHES

All the necessary searches will be carried out relating to the property.

SURVEY

As part of your mortgage application a Valuation Survey (for your lender) will be carried out. Because the information obtained from this is limited and as the sellers are not obliged to point out any defects, we recommend that a more detailed survey of the property is undertaken.

EXCHANGE CONTRACTS

Both you and the seller will have been sent copies of the contract. Once these have been signed, contracts will be exchanged with the seller's solicitor for the house you are buying and we will pay over your 10% deposit.

DEPOSIT

If you are selling one house and buying another we can usually use the sale deposit from one house for the purchase deposit on the other. Obviously, if you are trading up you may need to provide more money.

SELLING YOUR HOME

As selling a house is probably one of the most important transactions you will ever make, obviously, it is important for things to go well.

YOUR LEGAL PROCESS UNRAVELLED

Now you have received an offer for your house, what should you do next?

Call the BBH team as soon as you have an offer accepted so that we can send you a quotation and open your file.

At this time we will also send you a questionnaire asking for information about the property. It will help to speed things up if you complete and return this to the BBH team as quickly as you can.

CONTRACTS

The BBH Legal team will prepare the contract papers and send them to the buyer's solicitor for agreement. When agreed we will forward one copy of the contract to you to sign.

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We will send to you a questionnaire which includes a checklist to make it easy for you to decide what is included and what is not.

EXCHANGING CONTRACTS

Only when both you and the buyer have signed and the contracts have been exchanged does the sale become legally binding on you both.

DEPOSIT

When exchanging contracts we will also ask the buyer's solicitor for a deposit. The amount is usually 10% of the purchase price but this may be negotiable. If buying as well, this can be used towards the deposit on your purchase.

COMPLETION DATE

When contracts are exchanged, the completion date is also agreed. This is the day when the balance of the purchase money is paid and you must move out of the house.

ESTATE AGENTS FEES

If you are selling through an agent the fees will be due on completion of the sale. There is no need for you to worry about this as the BBH team will pay these fees from the proceeds of the sale unless instructed otherwise.

BUYING & SELLING

We will co-ordinate with your lender, the estate agent and vendors/purchasers solicitor throughout the transaction and keep you informed.