

Step by step guide for your legal process while buying a house.



Peepal Mortgages
Advice makes a difference

We make sure your legal process goes as smoothly as possible. Therefore, we assist you from day 1 until completion and beyond.

STEP		DAY
1.	Date when price is agreed OR your offer is accepted : <input type="text"/> Give solicitors (Recommended by us) details to Estate Agent.	Day 1
2.	Peepal Mortgages Limited will send your details to the solicitors.	Day 2
3.	You will receive initial pack from solicitors which you need to fill up, sign and return. <ol style="list-style-type: none"> a. You will need to provide Proof of ID & proof of Address b. You will also need to provide source and proof of deposit to solicitor c. Please take the telephone number, email address and name of the person acting for your case. Contact this person in future for any updates. d. Transfer initial fees to solicitors normally £350 for searches. Solicitor may not refund this money if you cancel the purchase after searches are applied. <p><i>Note: We can help you to fill up forms and will provide proof of ID & Address and proof of deposit to solicitors on your behalf.</i></p>	Day 4
4.	Contact solicitors to confirm whether they have received your forms and initial money or not. Also, ask solicitors if they have received draft contract papers from Seller's solicitors. If they haven't received it, please chase up estate agent. <p><i>Note: Solicitors cannot start legal work until they receive draft contract papers from sellers.</i></p>	Day 5 - 8
5.	Once solicitor receives draft contract paper from seller solicitors <ol style="list-style-type: none"> a. Solicitors will send you fixture and fitting forms or law society property information form. Please check what items are included in the sale. Please also note the name and contact number of suppliers. (Gas, Electricity, Water, Telephone, Broadband, etc) b. Solicitors will apply for local searches (it normally takes around 3 weeks to get searches back) c. Solicitors will raise additional enquiries once searches are back, you may ask them any concern or additional questions you may have about the house. d. Reply to enquiries may take 1-3 weeks depending on how quickly seller and seller's solicitor act on it. This is the time when process can be delayed if sellers and their solicitors do not reply on time. 	Day 6 - 10 Day 8 - 30 Day 30 - 60



STEP		DAY
6.	<p>Once all the replies are back, your solicitor will send you the report and following documents to sign and return:</p> <ul style="list-style-type: none">a. TR1 Formb. Contract paperc. Mortgage deedd. Occupier form if anyone above 17 (other than applicants) will be residing in the house. <p>Note: Please witness the signature by the people with different surname.</p> <ul style="list-style-type: none">e. You also need to transfer 10% deposit money to solicitor.	Day 60 - 70
7.	<p>Once solicitors receive all the signed forms and 10% deposit, they will ask seller's solicitor if they are ready to exchange.</p> <ul style="list-style-type: none">a. If they are ready and agree the completion date, they will exchange the contract.b. Sometime if sellers are not ready, you must wait until they are ready.c. When solicitors exchange the contract, they will give you the completion date.d. You need to start your home insurance from the day of contract exchange. <p>Note: Once contract is exchanged, you cannot change your mind therefore, please take all the consideration before you exchange the contract. We recommend you to view the property once again before you exchange the contract.</p>	Day 60 - 75
8.	<p>Transfer the rest of the money stated in completion statement, at least a day before the completion date.</p> <p>Note: You will receive completion statement from solicitors before completion date.</p>	Day 60 - 90
9.	<p>On the day of completion solicitor will call you to collect the key which is normally around midday or after midday.</p> <div style="text-align: center;"><p>Congratulations! Congratulations! Congratulation!</p></div>	Day 60 - 90
10.	<p>You will receive land registry title documents and any documents related to your purchase in 5-6 weeks of completion from solicitors. If you do not receive any documents, please contact your solicitors. It may take longer if you are buying a brand new house.</p>	Day 90 - 120

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to talk to one of our advisers.

