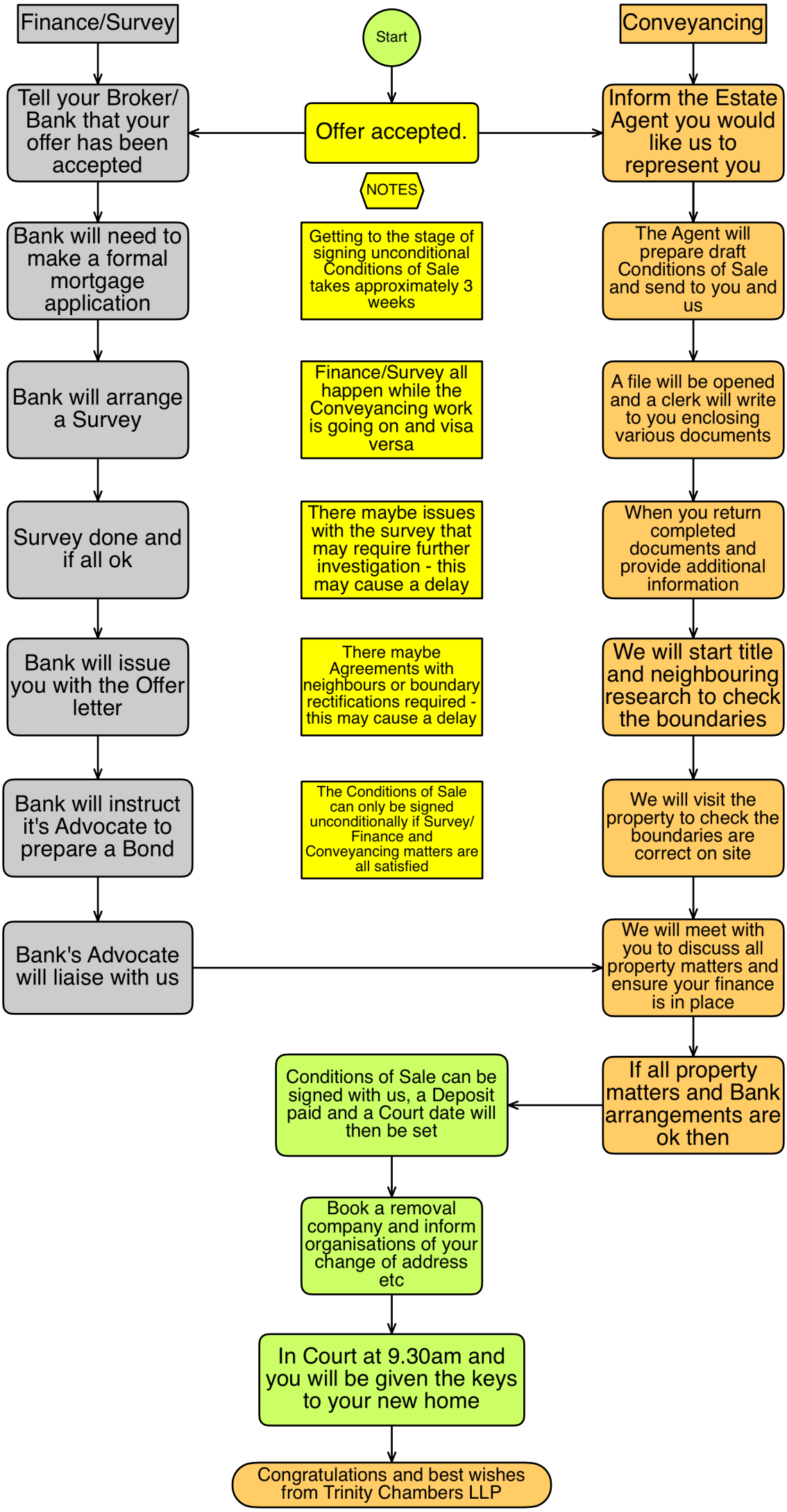
Finance/Survey
Start
Conveyancing
Tell your Broker/ Bank that your offer has been accepted
Offer accepted.
Inform the Estate Agent you would like us to represent you
NOTES
Bank will need to make a formal mortgage application
Getting to the stage of signing unconditional Conditions of Sale takes approximately 3 weeks
The Agent will prepare draft Conditions of Sale and send to you and us
Bank will arrange a Survey
Finance/Survey all happen while the Conveyancing work is going on and visa versa
A file will be opened and a clerk will write to you enclosing various documents
Survey done and if all ok
There maybe issues with the survey that may require further investigation - this may cause a delay
When you return completed documents and provide additional information
Bank will issue you with the Offer letter
There maybe Agreements with neighbours or boundary rectifications required - this may cause a delay
We will start title and neighbouring research to check the boundaries
Bank will instruct it's Advocate to prepare a Bond
The Conditions of Sale can only be signed unconditionally if Survey/ Finance and Conveyancing matters are all satisfied
We will visit the property to check the boundaries are correct on site
Bank's Advocate will liaise with us
We will meet with you to discuss all property matters and ensure your finance is in place
Conditions of Sale can be signed with us, a Deposit paid and a Court date will then be set
If all property matters and Bank arrangements are ok then
Book a removal company and inform organisations of your change of address etc
In Court at 9.30am and you will be given the keys to your new home
Congratulations and best wishes from Trinity Chambers LLP