

Selling Your Home: Making it Simple

Selling your home can be daunting, especially if you are looking for another property to buy at the same time. We have set out some of the key things to consider make the process as simple as possible:



Getting Yourself Ready

Get your finances in order; any early repayment fees, how much you can borrow for a new home, estate agent and conveyancer fees, stamp duty and moving costs.



Getting Your Home Ready

Get your home looking its best to make it stand out amongst the rest on the market.



Setting a Price

Get your home valued and consult with your estate agent on setting an asking price.



Documentation

Ensure you have any relevant documentation, such as Planning, EPC, boiler servicing for the property in order.



Accepting Offers

Assess the buyer's position and offer against your own needs.



Instruct Your Conveyancer

Once you have a buyer for your property, instruct your conveyancer to undertake the legal work to protect your interests through the sale process.



Searches & Pre-Contract Enquiries

The buyer's conveyancer will organise searches relevant to the location of the property and will raise any pre-contract enquiries with the your conveyancer.



Contract Exchange

At this point you become legally bound to selling the property, or risk legal action. The contract will state the purchase completion date. Ensure the property is empty by this date.



Completion

Ensure the property is empty by this date and once payment for the property has been cleared with your conveyancer the keys are then handed over to the buyer.

For more information or advice, contact us on Powells Law on **01934 623501** or email helpforyou@powellslaw.com.