



## **10 Reasons why you should instruct Backhouse Solicitors to deal with your conveyancing transaction today**

With people spreading doom and gloom, we have decided to take a positive view and do something constructive to help our clients, potential new clients and fellow lawyers and professionals in the world of residential conveyancing.

Nobody actually knows what is to follow in the coming days. When will lockdown restrictions be relaxed? What will be the effect on the housing market? And property values?

But one thing is for sure. People will still need or wish to sell/buy, sometimes regardless of price. If you are selling but buying also, then any depreciation in the value of your home will also be reflected in the price you pay for your new home. For those looking to trade up, that could potentially be a wise move.

We have put together a brief summary of advantages to instructing Backhouse Solicitors to deal with your pending transaction:

### **If you are looking to sell your property – what you can do now:**

- **Action:** Instruct Backhouse Solicitors to deal with your transaction
- **Advantage:** This will demonstrate to the party from whom you wish to purchase that you have a serious intention of proceeding. You will also receive a first-class level of service, and have confidence to proceed further when you are willing and able to do so
  
- **Action:** Get your house in order (literally)! Get an independent estate agent to come and value your property (this can be done remotely if need be)
- **Advantage:** Have your house ready to go to market when you are ready. Make sure you have a valid Energy Performance Certificate in place. Allow your agent to start marketing, or discreetly marketing, now. It cost nothing after all, so why not.
  
- **Action:** Receive and fill out your Property Information Form and Fittings and Contents List (and Leasehold Information form if you are selling a leasehold property)
- **Advantage:** We will have all of your documentation on file, ready to submit when you secure an offer. We can check through and see what else you might realistically be asked for when you sell your property
  
- **Action:** Instruct us to download a copy of your title from Land Registry
- **Advantage:** We can check the title and troubleshoot any issues that may arise from the title, such as missing documents, missing rights of way etc. Your property may have a restriction in favour of a management company, we may need to approach

third parties to obtain further documentation. You may have a HTB Equity Mortgage against your property, we can advise you how to take the steps required before the sale can proceed. If your property is leasehold, we can also check through your lease

With leasehold properties we usually have to obtain a leasehold information pack from your Management Company and/or Landlord/Freeholder. We can establish what the likely cost and procedure will be when a sale is agreed

- **Action:** Send us your proof of identity and address
- **Advantage:** Anti-Money Laundering Regulations will have been dealt with, so as not to delay your transaction when you are ready to proceed

#### **If you are looking to buy property what can you do now:**

- **Action:** Instruct Backhouse Solicitors to deal with your transaction
- **Advantage:** This will demonstrate to the party from whom you wish to purchase that you have a serious intention of proceeding. You will also receive a first-class level of service, and have confidence to proceed further when you are willing and able to do so
  
- **Action:** Allow us to send you our Instruction Pack.
- **Advantage:** You incur no expense unless and until you return the documentation to us AND instruct us to go ahead
  
- **Action:** Return the instruction documents to us, with payment on account for your searches. We will not expend any funds until you authorise us to do so once you have found a property to purchase and wish to proceed.
- **Advantage:** We can check through the documents, notify you of anything further we require, such as proof of funds documents (which could be bank statement(s), pension withdrawal letter, evidence of sale of former property etc.), gifted deposit letter.
  
- **Action:** Send us your proof of identity and address
- **Advantage:** Anti-Money Laundering Regulations will have been dealt with, so as not to delay your transaction when you are ready to proceed
  
- **Action:** Speak with your mortgage adviser. Check now what you can borrow, on what terms. What documents might they require?
- **Advantage:** When you find a property to purchase, your mortgage application can be submitted quicker. The same applies if you intend on using the Help to Buy Scheme, your broker can check your eligibility at this stage.

And finally....the icing on the cake, our No Move No Legal Fee option.

#### **No Move – No Legal Fee**

If your transaction does not proceed to an exchange of contracts we will not make a charge for our services. Any disbursements payable to third parties incurred up to the date the

transaction is unable to proceed (such as search fees and Land Registry fees) will still be payable.

We charge a one-off, upfront fee of £75.00+VAT for “No Move – No Legal Fee” protection. This is payable when we begin your transaction and we ask that you add the £90.00 to the upfront money on account.

This means that we can do all of this for you in advance of you having secured a buyer, or having had an offer accepted, for just £75.00 plus VAT. It also means that if your sale or purchase does not proceed to exchange of contracts, you have a clear limitation on what you have spent.

We offer the highest service levels, and we are proud of the service we provide to our clients. Check out our Google Reviews, which speak for themselves. At times like this we all need to think outside the box and ahead, and look at ways of maximising our goals. At Backhouse Solicitors we are ready willing and able to help our clients achieve their aims, and we look forward to working with you moving forwards.

Please contact us on 01245 893400 if we can be of assistance at this time.

Liz Searl  
Director and Head of Residential Property  
Backhouse Solicitors Limited  
Email: [conveyancing@backhouse-solicitors.co.uk](mailto:conveyancing@backhouse-solicitors.co.uk)

Note: This article is not intended or to be construed as legal advice. We are not authorised or qualified to provide valuation or financial advice. Please seek valuation advice from a valuer or surveyor and financial advice from an independent financial adviser.