

Residential Conveyancing

If you are buying or selling a house it can be an anxious and stressful time. We at Athi Law Solicitors have found that clients still want the one to one personal service that only a firm like ours can provide, where they can deal with the same experienced Lawyer throughout the transaction, rather than deal with a team, and are able to call into the office to see their Solicitor whenever they need to. We have found that by adopting that approach and being understanding and approachable we can help ease the stress and strain of what can be sometimes a difficult experience.

Our Lawyers are able to explain the buying and selling process in a straightforward and down to earth way. We can advise you about the potential pitfalls so that they can be avoided and how the process can be dealt with in the least stressful and quickest way.

Our Lawyers can provide you with details of how much the process will cost at the outset so you can budget your finances and be sure that there will be no unexpected additional costs to pay.

In addition to providing help and advice in buying and selling houses, our Lawyers can also provide you with advice and help with re-mortgaging and other property-related issues.

We have Lawyers who can provide help and assistance in this area across all of our branches so please feel free to contact them and discuss your particular needs.

Conveyancing Process

- **Contracts.** At the heart of any property transaction is the contract, which lays out the terms and conditions of the sale which will be agreed upon by both buyer and seller. An experienced conveyancing solicitor is needed to draft such a contract, as well as checking it thoroughly on the buyer's side. There may also need to be negotiation and compromise on the terms of the contract before an exchange of contracts can take place.
- **Searches and checks.** If you're purchasing a property we will conduct certain searches and checks on your behalf. These include Local Authority searches which investigate the property's boundaries, rights of way, planning constraints or permissions and any disputes. Other searches include environmental, water, drainage and land charges, as well as any other checks you may wish to have carried out.
- **Exchanging contracts.** When everyone's happy with the terms of the contract, conveyancing solicitors on both sides will set a date to exchange contracts. On this date, both parties are committed to the transaction.
- **Completion.** This is one of the most important dates of any property transaction, when the property purchase is completed. Between the date of exchanging contracts and completing, a solicitor can help with any last financial checks and set the date for completion. On this crucial day, the services of a solicitor are essential as everything needs to happen at exactly the right time. Your conveyancer can handle the transfer of funds to pay the balance of the purchase price and, once the keys have been handed over, register the purchase with the Land Registry on your behalf. They can also arrange for stamp duty (if applicable) to be paid.
- **Timescales.** A purchase or sale which is not in a chain should take on average 6-8 weeks to complete. This timescale can change, and we will keep you updated throughout your transaction. A sale or purchase in a chain can take longer and on average 12-16 weeks

Conveyancing Prices and Costs:

Freehold & Leasehold Sales / Purchases inc. Council House Purchases		Price
Up to £125,000		£500
£125,000.01 to £250,000		£550
£250,000.01 to £350,000		£650
£350,000.01 to £500,000		£750
> £500,000		£750 - £1,250
Leasehold Flats		Price
Up to £125,000		£650
£125,000.01 to £250,000		£695
£250,000.01 to £350,000		£750
£350,000.01 to £500,000		£850-1000
> £500,000		£1,250
Add ons		Price
SDLT / LTT		£40
TT		£36
Help to Buy - ISA		£50
Help to Buy - Mortgage		£150
Shared Equity		£175
Miscellaneous		Price
Re-mortgage		£350
Freehold Purchase		£400
Basic Transfer of Equity		£300
Matrimonial Transfer		£300
Transfer of Equity and Re-mortgage		£400
Matrimonial Transfer and Re-mortgage		£400
Services NOT included		NONE

Disbursements (plus vat)	Price
Land Registry Fees	https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Searches	£218 full search pack £260 premium search pack
Anti Money Laundering Search	£6

Bankruptcy search	£3
Search of Whole	£4

The following staff members of Athi Law will be assisting you with your conveyancing matter:

- Hem Athi – Partner – Solicitor – 40 years plus experience
- Manoj Kumar Athi – Partner – Solicitor – 10 years experience
- Roy Mason – Legal Executive – 40 years plus experience
- Emma Willis – Legal Executive – qualified as a Legal Executive in 2018
- Ravi Talwar – Solicitor – qualified in 2019

Services not included in the costs above

None