

# Getting ready to move

## Sims Williams can help



The average length of time between accepting an offer and exchanging contracts is a staggering 140 days.

This window of uncertainty is one of the main reasons selling and buying property is often cited as one of the most stressful things we do in life.

### How to speed up the sales process

You will need a qualified solicitor or licensed conveyancer to progress the legal sale of your property.

Whether you plan to use your trusted 'family solicitor,' or would like us to recommend a local conveyancing solicitor to work on your behalf, there are early steps you can take to avoid potentially costly delays.

### Get your paperwork ready

Before being able to represent you, the estate agent selling your property and your solicitor will need you to complete anti-money laundering documents.

There are also various legally-binding documents you will need to complete about the property you are selling.

- The Fixtures and Fittings form outlines what is and is not included in the sale.
- The Property Information form covers issues such as boundaries, guarantees and warranties etc.
- If your property is Leasehold, you will need to complete a Leasehold Information form which provides details on the lease, maintenance charges, the landlord etc.

The forms can appear quite daunting and the sooner you complete them, the sooner your solicitor can issue a contract to your potential buyer's solicitor.

### Hire a solicitor and budget for legal fees

Get ahead of the game by instructing a solicitor to act on your behalf as soon as you decide to put your property on the market.

With their help, complete the required forms and return them to your solicitor so everything is in place for when you are ready to accept an offer.

It is also important to budget for the legal costs you will incur during the buying and / or



Source: NAEA

