

The Home Buying Timeline

Buying a home doesn't need to be complicated. Follow these steps to get moved in like a pro! This process can take 6 – 16 weeks, being prepared puts you in the best position to move fast!

1 Choose Your Solicitor

Start by picking a conveyancing Solicitor who'll take care of the legal stuff for you. It's like choosing a guide for a hike; you want someone who knows the paths well. Convi has got you covered; we only work with the best Solicitors who are right for you!

2 Look Over the Paperwork - Draft Contract and Enquiries

Your solicitor will check the initial contract that the sellers' Solicitor sends, and they'll ask the seller any important questions. You'll also review some forms about the house. If it's leasehold (meaning you don't own the land outright), make sure the lease is long enough.

3 Check the House's Health - Property Survey

This is like a check-up for the house. A survey can spot any major issues before you buy. Depending on what it uncovers, you might want to talk about the price again or even decide not to buy.

4 Discover the Secrets - Property Searches

Your Solicitor will do some detective work to uncover anything hidden about the property, like plans for new roads nearby or environmental concerns. These searches help make sure there are no surprises.

5 Get Your Money Ready - Mortgage

If you're borrowing money to buy the house, you'll need to get a mortgage. This step includes a valuation to make sure the house is worth what you're paying. Choose the best mortgage deal, not just the first one you find.

6 Protect Your New Home - Buildings Insurance

If you're getting a mortgage, you'll need to insure the house. This must be done before you officially agree to buy the house (exchange contracts).

7

Make It Official - Signing Contracts

After all the checks and preparations, you'll sign the contract. Before this, make sure all your questions are answered, you're happy with what's included in the sale, and you have the deposit ready. You and the seller will agree on a completion date – that's when you'll officially get the keys.

8

Exchanging Contracts

Exchanging contracts is the point of no return. You and the seller set a time to make things official, and your Solicitors take care of the details. If you're in a chain, everyone needs to be in sync. Once exchanged, you're legally bound to buy, and backing out could mean losing your deposit or more.

9

The Home Stretch - Between Exchange and Completion

Almost done! Your Solicitor secures the property for you. Meanwhile, prepare to move by booking movers and arranging utilities. Ensure the final payment is with your solicitor before key collection day.

10

Moving Day - Completion

This is the day you've been waiting for! Around midday, usually, the money is all transferred to the seller's Solicitor, and you can pick up the keys from the estate agent. Now, the house is officially yours, and you can move in.

11

After You've Moved In

There's just a bit of paperwork left. Your Solicitor will handle paying any Stamp Duty Land Tax due and register the property in your name, which might take a few months. If your home is leasehold, they'll also notify the freeholder. Finally, you'll get a bill for your Solicitor's services.

12

Celebrate!

The house is yours. Time to celebrate in your new home!



CONVI

hello@convi.co.uk

0330 113 1174

www.convi.co.uk/move

The Home Buying Timeline

Stages of the conveyancing process timeline

The conveyancing process starts when you make an offer on a property – or accept an offer on your home – and lasts until completion day when keys for the property are exchanged. The conveyancing process may be shorter if you are a cash buyer. **The conveyancing process can take anywhere from 6 to 16 weeks.**

Conveyancing Process Step	Approx Time
Pre contract work: appoint Solicitor, instruct local searches, get survey, get draft contract	1 week
Time to arrange mortgage	4 weeks
Draft contract: reviewing survey report, local searches, answering outstanding questions	2-10 weeks
Time between exchange and completion	1 week
Total time from an offer being accepted to completion	6 - 16 weeks

Is conveyancing different for leaseholds?

Yes. If you’re buying a leasehold flat or house, there are additional steps to the leasehold conveyancing process. It will usually take longer because:

- The seller will need to provide a leasehold management pack, and these can take several weeks to arrange.
- Your conveyancer will also need to review the lease to advise you on any conditions or obligations it contains that may impact on your decision to proceed. This may result in the need to raise further enquiries.

If you have any questions left unanswered, please speak to one of the friendly team at Convi who would be happy to help.

CONVI

hello@convi.co.uk
0330 113 1174
www.convi.co.uk/move

