

# Lawson West Conveyancing



## Choose Lawson West for your conveyancing

At Lawson-West we pride ourselves on our client service standards and keeping our clients informed of progress with their house sale or purchase.

Our Residential Conveyancing team are experts within their field and work hard to ensure each property transaction is swift and stress free for clients, and where there are hurdles to overcome, our expertise shines through.

Our Residential Conveyancing team has been an accredited member of the Law Society's Conveyancing Quality Scheme since 2013 and has a vast amount of knowledge about the legalities surrounding a house move. The team is vigilant to keep up with market trends and industry regulations and works in close collaboration with estate agents and their clients to ensure every matter runs smoothly to completion. We build relationships based on trust and respect for the different parties involved in the conveyancing process, to ensure that communications are kept open and the best possible timeline is achieved.

Working on realistic timeframes and keeping you up-to-date at every stage of the process, you will always feel in control and know exactly what point your client's matter has reached. If there are any issues, we will explain the situation to you in straightforward terms and help you to make any decisions that are necessary.

**Buying and selling a house need not be stressful with Lawson West supporting you.**

**Lawson-West  
Solicitors** 

Lawson-West is accredited by The Law Society's Conveyancing Quality Scheme (CQS), a recognised quality standard for residential conveyancing practices.



# Sale of a Residential Property The Sale Process

- 1** You sell your home: congratulations! You receive terms of business and client care pack including forms about your home to complete and return to your lawyer. The Memorandum of Sale will be issued by the Estate Agent.
- 2** Upon receipt of the completed client care pack your lawyer will obtain up to date title deeds (if registered) from the Land Registry then draft the contract to send to the buyers lawyer for checking along with the property forms you completed at stage 1. If the property is unregistered we will require the original title deeds.
- 3** The buyers lawyer will carry out the necessary searches and once received, will review all documentation and raise any necessary enquiries. It can take a while for search results to be received and enquiries raised. The buyers will also be sorting out their mortgage (if applicable).
- 4** When the enquiries are received, your lawyer will answer any they are able to from the documentation held, but they will likely need to contact you to answer some of the questions. If any further enquiries are raised by the buyer's lawyer they will be dealt with in the same way.
- 5** Exchange of Contracts. Once all parties are ready to proceed, the Contract and any other documents are executed by you in readiness for exchange and completion. A completion date is agreed between the parties and exchange of contracts takes place as soon as all parties are ready.
- 6** The Completion. Once the sale money is received from the buyers lawyers, you must vacate the property and the keys will be released to the buyers.

# Purchase of a Residential Property The Purchase Process

**1** You have an offer accepted on your new home: congratulations! You will receive terms of business and client care pack from your lawyer. Once completed, please return to Lawson West.

**2** Your lawyer will receive the draft contract pack from the seller's lawyers and will order the necessary searches. During this time you will be dealing with any requirements of your mortgage lender (if required) - this could include a lender's valuation of the property. You might want a surveyor's Home Buyers Report to outline remedial works that might affect the purchase price.

**3** Searches can take a while and once received your lawyer will review all documentation to ensure the property is as you expect for your intended use, they will raise any necessary enquiries and report to you also asking if you have any queries you wish us to raise with the seller's lawyers.

**4** Once satisfactory replies are received from the seller your lawyer will notify you. By this time your mortgage offer (if required) should have been received along with any survey report you have instructed. Proof of funds will be required for all other sums payable by you.

**5** Exchange of Contract. Once all parties are ready to proceed, the Contract and other documents can be signed ready for exchange and completion and a completion date is agreed. Any balance due from you is paid to our client account only once satisfactory proof of funds paperwork has been provided.

**6** The Completion. Once the purchase money is paid to the seller's lawyers, the sellers will vacate the property and the keys will be released to you.



**Leicester:**  
**4 Dominus Way**  
**Meridian Business Park**  
**Leicester, LE19 1RP**



**Market Harborough:**  
**Millers House, Roman Way**  
**Market Harborough**  
**LE16 7PQ**

## Client testimonials:

"There were times when I thought I would have to give in, but your continued support and perseverance has won the day !!! I cannot thank you enough, the service you have provided is second to none. Despite the challenges you have remained calm, professional and determined. A huge thank you again to you and any team member who supported you. I will most definitely recommend your services to friends and colleagues."

"Thank you for all your work to help make the sale of my Mum's house a smooth one. It's difficult selling property at the best of times but in the current climate and when also dealing with your mum's estate it's been particularly difficult. You've both been very quick to respond and keep me informed around progress including on what was a late over the line completion. Thanks for all your efforts, they were greatly appreciated by me and my family."

Lawson-West Solicitors Limited is registered in England and Wales (registered number 7514625) and authorised and regulated by the Solicitors Regulation Authority.

"Lawson West provided great service to support our transaction. Highly recommend."

"I just wanted to say a massive thank you on this one for being so helpful and so patient!!!! We can all breathe now!!!"

"The whole team has been very professional and always went out of their way to help me when it really mattered. It was absolutely crucial that both family law team and conveyancing worked together to find out the best solution available and the whole team pulled together faultlessly to produce the best results. Today I feel so much weight off my shoulders since we have completed on the sale of my matrimonial home after a long stressful struggle. This is the result of hard work put in by the teams. I cannot thank you enough....Well done!"

"Thank you and your staff for your excellent work in keeping us informed at the various stages and final completion of the sale."

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Market Harborough: 01858 445480

[lawson-west.co.uk](http://lawson-west.co.uk)