

IN PERSON / TELEPHONE  
APPOINTMENTS

COMPETITIVE FEES

ACCREDITED SPECIALISTS

# Conveyancing & Remortgage

We have a vastly experienced team that deals with Conveyancing and Remortgage, who provide a fast, efficient service to help eradicate stress.

## Conveyancing

Buying and Selling a house can be a stressful and frustrating experience. We should know, we have been acting for clients for over 40 years.

Our experience and personal service will help you stay calm and our expertise will accelerate what can seem like a slow procedure.

## Remortgage

Our specialist Remortgage department provides an efficient, one-stop, and cost effective service. The team's strong organisation, intelligent case management systems and collective experience allow us to provide an extremely efficient service.

## Make the right move with Ison Harrison.

- ③ 97% of client feedback rates us excellent or very good;
- ③ The Law Society 'Conveyancing Quality Scheme' accredited Solicitors;
- ③ Direct dial of case handler;
- ③ **NO HIDDEN ADDITIONAL FEES;**
- ③ **FREE ONLINE CASE TRACKING.**

## Frequently Asked Questions:

### What is Conveyancing?

Conveyancing is the transfer of the legal title of a property from one person to another.

### What does a typical transaction involve?

Once the seller's solicitor has obtained the title deeds to the property they will issue a draft contract pack to the Buyer's solicitor. The Buyer's solicitor will then undertake searches and raise any enquiries. The length of the transaction is dependent on the speed of all involved and the availability of the information needed to reply to enquiries.

### How long do searches take?

Once submitted, searches can take up to 14 working days to come back.

### What are disbursements?

Disbursements are expenses which are incurred during the Conveyancing process. These range from searches on the property you are buying, aimed at uncovering any potential problems to fees, such as telegraphic transfer charges which banks charge to transfer the money for a transaction from one party to another on the day of completion.

### How and when do we discuss completion dates?

The size of the chain often dictates how early and how easy it is to decide on a completion date as there may be a large number of people to coordinate. It is often counterproductive to discuss completion dates very early in the transaction and it is

recommended that this decision is held off until all parties are ready. The most appropriate time to discuss completion is when all parties are ready to exchange contracts.

### What is exchange of contracts?

Exchange of Contracts is the point that the sale / purchase becomes legally binding. This usually involves a telephone call between the Buyer's and Seller's solicitors who confirm the terms of the contract and a date for completion.

### Pulling out / other side pulls out

Despite the frustration this causes there is nothing that can be done if this happens to you before exchange of contracts. No one is legally committed to buying or selling a home until contracts have been exchanged. It is not unknown for people to pull out of a transaction even when people are ready to exchange contracts. You are not entitled to any form of reimbursement of money that you have spent (e.g. on a local search, solicitors costs or survey report), or compensation in respect of the inconvenience, stress and other losses that you may have suffered. It is therefore advisable that you leave as many arrangements as possible until after contracts have been exchanged.

### When can I book a removal firm?

Wait until you hear from us. Nothing is certain until exchange of contracts.

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Call **Ison Harrison Solicitors** today on

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