

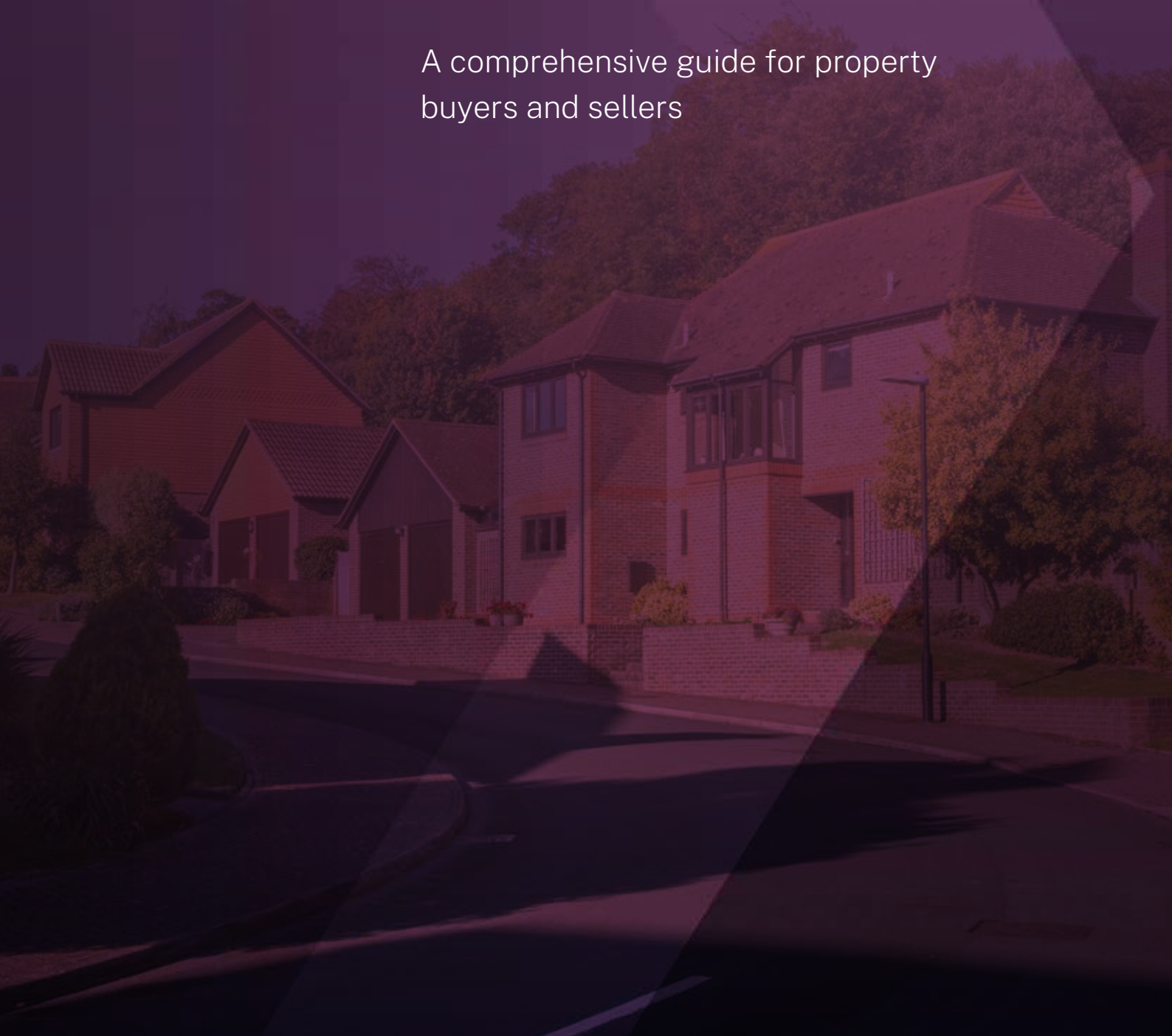


Prosperity
Law LLP

➤ Conveyancing

Conveyancing

A comprehensive guide for property
buyers and sellers





Who are we?

Buying and selling property is not without its stresses,

so you need to know the legal side will be taken care of by those who aren't just experts in conveyancing but are personable human beings.

Our property team at Prosperity Law have years of experience, but they also appreciate the reassurance that's essential in approachable, quality, and personal, conveyancing services.

Prosperity Law LLP might be a Legal 500 and CQS-accredited boutique law firm providing legal services across the commercial and private industries, including to blue-chip and household name companies. But we think it's more important for you to know that in all our, combined, 75 years of experience in legal services, including residential and commercial conveyancing, we have always, and will always continue to put you, our client, first.

Putting our service to you first

We are service led in every aspect of our work, with every client. Our values of honesty, integrity and trust are important to us and shine through our characteristically friendly, straightforward way of doing things. It's why we've earned an enviable UK-wide reputation for an incredible breadth of expertise, but also hard work, realistic rates and value for money.

We have offices in Manchester, London, Liverpool and Leeds, led and staffed by leading solicitors and conveyancers who understand the pressures individuals and businesses alike face. Our priority is to put you and your goals first. Whether you're a commercial or residential property owner or buyer, we bring our experience from across the range of all conveyancing matters to the fore to get you where you want to be.



Property is personal, so is our approach

It's never a one-size-fits-all approach at Prosperity Law LLP. The personal is in all we do, to deliver everything you need, whether you're a house mover, property buyer or seller, stress and hassle-free.

There is little in conveyancing we cannot advise on and act for on behalf of people and businesses. We have the credentials and expertise to prove it, including being accredited by The Law Society for quality in conveyancing.



Reliable, approachable, cost-effective property services

Whether you are buying or selling your home, developing your buy-to-let portfolio or perhaps you're looking to remortgage or transfer equity of your property, our experienced team of people-centred conveyancing professionals are here to help you through the process.

Our service and attention, from your first enquiry and throughout all stages of the conveyancing or legal property transaction is assured. We know that the legal system can be hard to navigate, but not with Prosperity Law by your side, always acting in your best interests to achieve your home and property ownership goals.

*We deliver everything
you need stress and
hassle-free.*



We have your back, including acting fast



We are fortunate to have outstanding capacity in our property teams, across our regional offices. As well as the technology and processes to be as efficient and as speedy as possible in your property transaction.

Did we mention we like to communicate?

We like to pick up the phone to our clients at Prosperity Law, or send you an email or text, to let you know what's happening throughout and keep you up to date with progress. We've found communication is key to reducing stress and anxiety in conveyancing matters, which, as well as technical excellence and speedy results, is always our aim.

Your property service, your way – no stress

We are experts at working across all aspects of conveyancing, from purchases to sales, always gaining full understanding of the needs and issues of each party, to cause minimal disruption to seller, funder and buyer. It means a smoother transaction for everyone involved.

We work closely with both lenders and borrowers, understanding the different needs of conventional financing, as well as off-plan residential plot sales, complex developments, and acting on behalf of help-to-buy clients. Our extensive conveyancing market experience means you can trust us to get on with the job in hand - your personal conveyancing transaction - and relax.



Our expert team

Warren Kaye

A solicitor with over 25 years of experience in property, with a particular specialism in volume operations, Warren joined Prosperity Law in November 2021 as head of the Manchester residential conveyancing department.

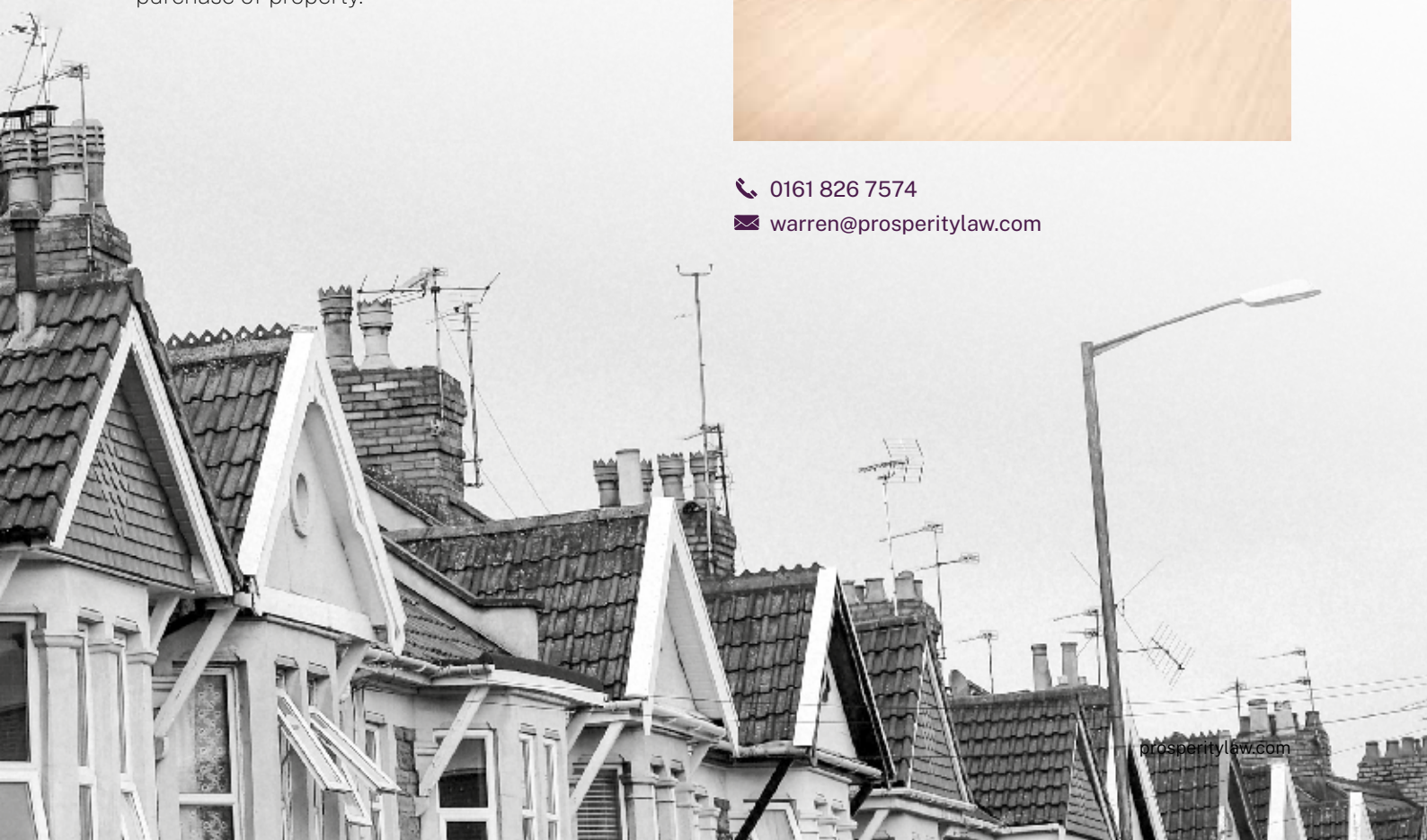
Having previously spent his career almost exclusively at two of the UK's largest residential conveyancing firms, his dedication to customer service, his passion for the law and his desire to impart that enthusiasm to others has gained Warren a wide-reaching reputation amongst clients, mortgage brokers and estate agents throughout the country.

Maintaining well-regarded relationships with all those who similarly value a proactive and commercially practical approach to the sale and purchase of property.



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The conveyancing process made simple

If your offer has been accepted or you've accepted an offer on a property, congratulations!

It's now time to get moving on the legal process of transferring ownership, which is what we mean by conveyancing. With your conveyancing advisor keeping you informed every step of the way, it's a smooth and simple process. You're in experienced hands!

We take the lead, and our proactive approach keeps on top of queries, progressing matters as rapidly as possible. And our personal attention to you ensures you remain stress-free throughout.

Instructions

1. Instruction

This is your formal instruction or 'appointing' of a conveyancer, and your first important step towards buying or selling your property. We will talk you through all information required and obtain your permission for us to proceed.

If you're the seller, we will ask you to complete forms with information about the property, including fixtures and fittings, and other details about the property. We will also obtain details of any mortgages on the property and approach lenders regarding amounts outstanding.

2. Issuing contracts and ordering searches

This is where we get to work preparing documentation and, if you're the buyer, ordering the necessary searches, such as Local Authority, Drainage and Environment, and obtaining copies of the Land Registry documents of title.

We also get in touch with the solicitor acting for your buyer/seller, to request and receive from each other draft contract packs. You'll also receive a legal report, providing you with information about the title to the property and the draft contract and transfer, as well as the mortgage deed, to sign.

3. Reviewing mortgage offer

If you're the buyer, then your Lender will have carried out a valuation of the property. If the valuation is satisfactory, you'll receive a mortgage offer and we'll also receive a copy. We then review your mortgage offer together to check everything is in order.

You will also be asked by your lender to purchase buildings insurance for your new property prior to contracts being exchanged, giving you a head start to arrange this in good time.

4. Raising enquiries

Here's when our efficiency and attention to detail really count!

You'll have no worries with Prosperity Law, your conveyancer will go through all your paperwork in fine detail so that they can raise any queries with your buyer or seller's solicitor and ensure every aspect is in order and to your instruction. And, in turn, they will liaise with us, receiving our rapid response, always in consultation with you and acting in your best interests.



5. Exchanging contracts

A crucial part of the conveyancing process, exchange of contracts is where the sale/purchase becomes legally binding to all parties. All queries are resolved, and paperwork and searches complete and satisfactory. You are ready for exchange and to agree a completion date.

The actual exchange of contracts takes place between the two solicitors, usually by phone, with paperwork following in the post.

You will need to transfer any deposit to us so that it clears in time for completion. It's also a good idea to visit the property, if you're the buyer, to check all is in order and fixtures and fittings, and any other contents agreed on as part of the purchase, are all present.



6. Completion

The big day! This is the day all relevant monies are sent and received, and you can obtain the keys and move in, if that's when you've planned to move. If you're a buyer, we send the funds from your mortgage lender to your seller's conveyancer by telegraphic transfer and once they acknowledge receipt to us, the keys can be released.

If you're the seller, all you need to do is wait for our call to let you know the sale is complete and the funds will arrive with you the same, or next day.

7. Registration

We'll have already wished you congratulations on your new home, or your sale, but as your conveyancer, we still have some work to do!

We register the property at the Land Registry, pay the relevant Stamp Duty from your funds and complete your pack of legal documents, which you will receive a few weeks after completion, and we advise you to file safely for future reference.



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