

# Conveyancing & Contract Ready

Conveyancing is the legal transfer of ownership of a property from one person to another. You usually instruct a solicitor to carry out the conveyancing on your behalf. Contract Ready is a free service offered by our recommended solicitors as part of the conveyancing of your property.

Choosing a good solicitor can make all the difference to your sale. We have negotiated special terms with a leading national firm of solicitors. Your dedicated conveyancing specialist will prepare your file without any initial payment. And... if your sale doesn't go on to complete they will not charge you a penny.

If you are also buying a property, just let us know, and we will ask the Solicitor to provide you with an equally competitive quote for the conveyancing on your purchase.

Conveyancing Fee £699 + vat  
(Payable upon completion of sale)

- All inclusive fees
- Nothing to pay now
- No sale no fee
- Free 'Contract Ready' service

Property sales are £699 + vat up to £250,000  
Properties between:  
£250,001 and £500,000 charged at £799 + vat  
£500,001 and £1,000,000 charged at £899 + vat

Properties over £1,000,000 will be quoted on an individual basis.

The additional legal work on leasehold properties will carry a charge of 195 + vat.

Telegraphic transfers will have a fixed charge of £39 + vat.

HM Land Registry will charge £6 each for Office Copies

## Contract Ready

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Let's get you legally prepared

### What happens next?

If you are happy to proceed:

**Step 1** - Our recommended solicitors will call you and send you the paperwork

**Step 2** - You complete and return the paperwork to them

**Step 3** - We can market your property as 'Contract Ready'

This conveyancing offer is provided in conjunction with Conveyancing Alliance Limited (CAL). CAL promotes conveyancing services on behalf of a limited panel of conveyancers. CAL and solicitor firms on its panel comply with the Solicitors Regulation Authority Code of Conduct. The conveyancer will make a payment to CAL for marketing services, administration duties, ongoing support, quality control and use of CAL's information technology platform for the distribution of data. The amount of this payment will be no more than four hundred pounds excluding vat. The payment is made by the conveyancer out of the conveyancing fees they charge. Any conveyancer on the panel is an independent professional from whom the client will receive impartial and confidential advice. The advice and service of the conveyancer will remain independent and subject to your instructions. You are free to choose another conveyancer.

GRAHAM BUTT  
— ESTATE AGENTS —

# At Graham Butt we can put your sale in motion before a buyer is found

By getting your property Contract Ready we will make it more desirable to buyers and also speed up the home selling process without incurring additional costs.

All you have to do is complete the paperwork sent to you by our recommended Solicitors as soon as you can. They will carry out the initial legal work and be ready to issue a contract for your sale.

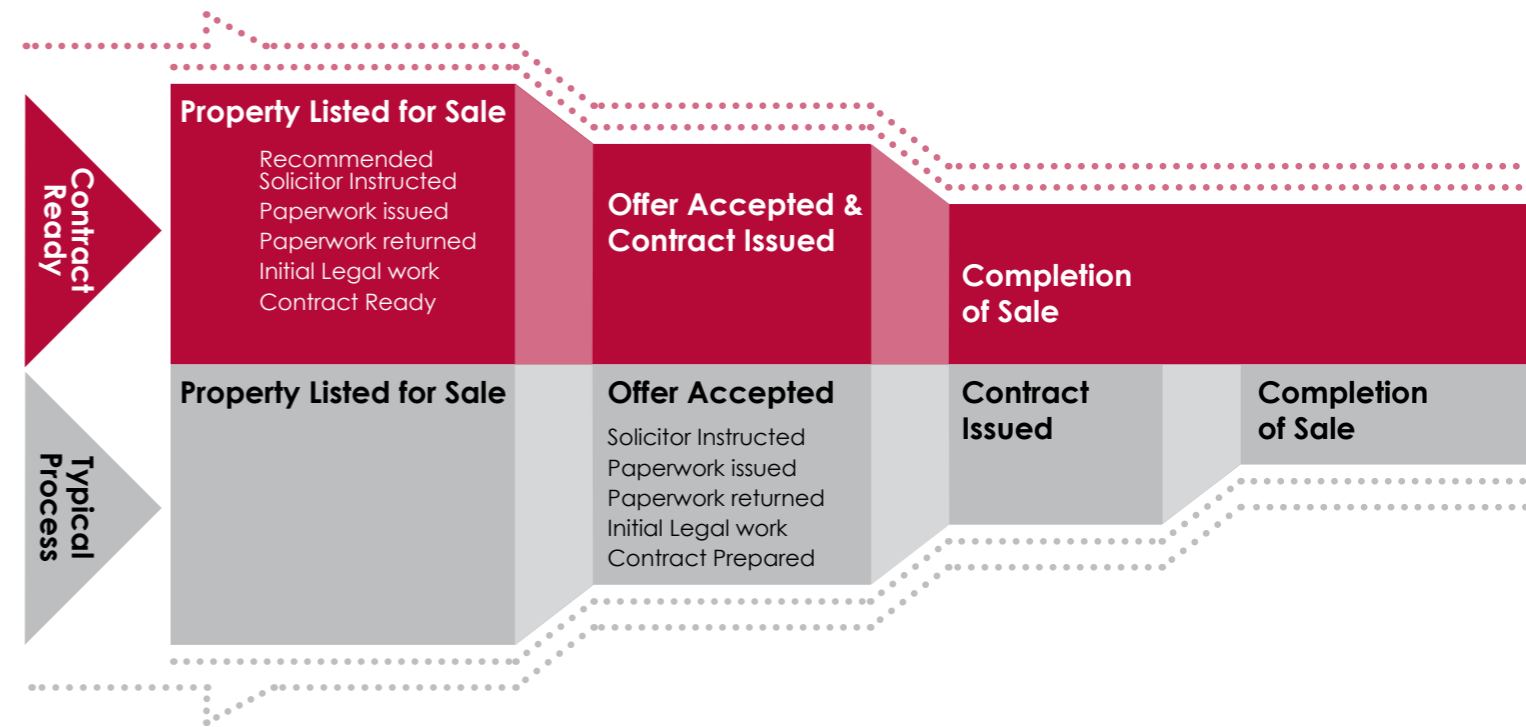
Not only will this save valuable time, but it also allows us to advertise your

property as being 'Contract Ready' making it much more appealing to motivated buyers.

Contract Ready is currently a free service offered in conjunction with our recommended Solicitors, as part of the sale conveyancing of your property.

# Be one step ahead when selling your home

Selling your home with and without Contract Ready



◀ All 'Contract ready' properties gain a clear online marketing edge

### Leasehold Properties

Leasehold Properties also qualify for Contract Ready, although the contract will only contain lease details if they have been provided.

## Contract Ready

- Gets you ready to sell
- Speeds up the sales process
- Shows you are serious
- Gives your property an edge
- Attracts the right buyers
- Doesn't cost you anything

