

Frequently Asked Questions – Conveyancing

My case is ready to exchange and complete, what happens now?

You should contact your conveyancer to discuss the options available to exchange contracts and complete your transaction. Your conveyancer will advise you on how this can be achieved taking into account your requirements and the requirements of any other parties in your chain.

Is it a bad idea to exchange and complete on the same day?

Whether it's appropriate to exchange and complete on the same day depends on your circumstances. There has been an increase in simultaneous exchange and completions in recent months because some customers have been reluctant to commit to a moving day until the actual day arrives just in case, for example, their removal firm is unavailable, they have been advised to self-isolate or they are suffering with Covid.

Your conveyancer can advise you on the best options for exchange and completion to suit your individual circumstances and that of your chain, so please contact them directly.

Should I even go ahead with my sale/purchase?

Following the recent Government guidance on Coronavirus, your sale/purchase can go ahead in a Covid-secure way, as it has in recent months. Your conveyancer can advise you on the next steps to take in your transaction, so please contact them directly for this advice.

I've exchanged contracts, but due to Covid-19 my circumstances have changed and I am unable to complete on the sale/purchase, what can I do?

You should contact your conveyancer ASAP and discuss what options are available to you. It's possible you may be liable to pay compensation or lose any deposit you've paid, but it depends on the contract and your conveyancer will be able to provide further advice, so please contact them directly.

I am waiting to exchange, will you still be working on my case?

All of our recommended Panel Conveyancers have the technology to allow staff to work from home if appropriate and, if you are using one of our Panel, they will continue to actively progress your matter so that you can complete your home move as soon as possible. If you are not using one of our panel lawyers you will need to speak directly with your own Conveyancer to check their current situation with this, however the Government have advised that the housing market can continue in a Covid-secure way, therefore your conveyancer should be able to progress your sale as normal, albeit they may be working from home so delays could be possible.