



## Advantage Property Lawyers

[www.aplawyers.co.uk](http://www.aplawyers.co.uk)

**Award Winning Conveyancers**  
**Best Small UK Conveyancer 2011 - Silver**



### BUYING YOUR NEW HOME



Congratulations on reserving your new home!

We want to ensure you can move in and start enjoying your new home as quickly as possible. Having made your reservation you now need to appoint a conveyancer immediately to ensure that you meet your deadline to exchange contracts and retain any incentives you may have been offered.

Advantage Property Lawyers (APL) is an independent business led by conveyancing specialists. Their New Build Team only manages transactions involving new homes together with any related sale.

#### Make the right move...

##### Contact

Sally Gibson: 0113 3073375

Pauline Scott: 0113 3073350

[info@aplawyers.co.uk](mailto:info@aplawyers.co.uk)

To read more about our Award visit our website: [www.aplawyers.co.uk](http://www.aplawyers.co.uk) or scan our smart-phone QR code below



#### Using a specialist new build conveyancer ensures you enjoy:

- **Peace of mind** - reduces the chances of losing your property and any reservation fee.
- **Fixed price guarantee** - know exactly how much your conveyancing costs before you get started.
- **No sale no fee** - if your purchase falls through you won't be charged for any of the legal work. You'll only be charged for external costs, like searches, if appropriate.
- **Progress monitoring** - we co-ordinate your move by tracking your case and liaising with your conveyancer on your behalf.
- **No call centres...ever!** - you enjoy the service of your specialist conveyancer with dedicated contact details to reach them on.
- **Plain English!** - all our documentation is user friendly. Our property reports set out all of the important details simply and clearly.

Use our step-by-step guide overleaf

• Award winning team • Outstanding customer care

# Your step-by-step legal guide to moving in!

Initial reservation form received by APL



APL telephones you to confirm instruction



Initial letter is sent to you requesting:  
Signed instruction form  
Relevant ID documents



APL requests searches



APL raises legal enquiries

Mortgage offer, searches and replies to enquiries received



Property report sent to you including:  
Contract and mortgage deed to sign  
Request for deposit monies



APL receives from you:  
Signed document and deposit monies



**EXCHANGE CONTRACTS** - within deadline timescale



Completion is set for either a fixed date or on notice from the developer



APL applies for mortgage monies



Completion statement sent to you



APL carries out pre-completion searches



You send your balance monies to APL



**COMPLETION** - your house is officially yours!