

# Here to help!

Don't expect things to happen immediately  
Even without a chain it can take months  
to complete a purchase and sale.

You will receive lots of information from your solicitor over the coming weeks and months

If you want someone to explain it in plain English, feel free to pop into our branch.

We'll put the kettle on!

Moving day can be unpredictable, especially with a big chain

Be as prepared as you can, have everything packed and use a removals firm you can trust.

Don't be left in the dark

If you have any questions at all, ask us we are for you.

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

**BlueBricks**  
ESTATES

## Offer accepted: What happens next

Moving home can be exciting but we also understand it can be stressful; it's not always plain sailing and there are a number of things that could go wrong. That's why we believe you've made the right decision in choosing a trusted high street agency, with a local team of experts to help you every step of the way.

Inside this leaflet you'll find a summary of what happens next, now that an offer has been accepted. This includes completing surveys, exchanging contracts and vacating your property.

**Did you know? 28% of house sales fall through after an offer has been accepted.**

Unlike many online agents, Blue Bricks Estates is here to guide you right up until moving day, with trained negotiators available to help in person, via phone, email or text.

So whatever happens next, you can rest assured that you have someone to turn to.

# Offer accepted: what happens next?

**BUYER**

You will receive a letter of confirmation from Blue Bricks Estates with full details of the property and the vendor

Next you must instruct a solicitor to handle all legal aspects of your sale including contracts, surveys, funds, searches, Land Registry and Stamp Duty. We can recommend a solicitor from our panel of local, approved firms.

Your mortgage company will arrange a valuation survey on the property and you can choose to complete a property survey too. Your solicitor will also undertake various searches to determine any potential issues with the land and will request relevant certificates for any work that has been done to the property

Once all matters are resolved, your solicitor will exchange contracts with the vendor's solicitor and a completion date will be agreed by the entire chain. This means that you are legally bound to purchase the property. Don't forget to book a removals firm if you need one and arrange house insurance for your new property.

Moving day! Your solicitor will arrange for the money to be transferred to your vendor's solicitor. They will also call you to advise when you can collect your keys from Blue Bricks Estates.



**OFFER  
ACCEPTED**



**INSTRUCT  
SOLICITOR**



**COMPLETE  
SURVEYS**



**EXCHANGE OF  
CONTRACTS**



**COMPLETION**



You will receive a letter of confirmation from Blue Bricks Estates with your buyers' full details.

If you have not already done so, you must instruct a solicitor to handle all legal aspects of your sale including contracts. We can recommend a solicitor from our panel of local, approved firms.

Your buyer will arrange for relevant surveys to be completed on the property, including a valuation survey and a property survey. You will also be required to provide relevant certificates for work you've had done on the property. You may find that negotiations are required if issues are identified. Don't be alarmed - we're here to help you.

Once all matters are resolved, your solicitor will exchange contracts with your buyer's solicitor and a completion date will be agreed by the entire chain. This means that the buyer is legally bound to purchase your property. Time to start decluttering!

Moving day! Your buyer's solicitor will arrange for the money to be transferred to your solicitor. Your solicitor will call you on the day to advise when funds have been transferred. They should also give you a time at which you must vacate the property and leave the key with us in your local Blue Bricks Estates office.

**SELLER**