



## **RESIDENTIAL CONVEYANCING**

You've all heard the phrases.

"It's just conveyancing, isn't it?";  
"It's only form filling, isn't it?"; or  
"Can't just any old clerk do it?"

Well the answers to these questions, beyond any shadow of a doubt, are "no", "no" and "no".

It's not "just conveyancing". The buying and selling of property has now become an ever more intricate and complicated process (and becoming more involved with each passing year). To do it properly, requires the allocation of not only the right level of expertise, but also the requisite number of hours to undertake the task and do it properly. The bottom line of course, like in many trades or businesses, is that anyone can buy anything relatively easily, but you won't know if you've bought a good quality product or if errors have been made in the buying process, until you try to sell that asset months or years later. Property is a relatively illiquid asset at the best of times, but what you don't want to be doing is sitting on an asset which you will then find difficult to sell or dispose of when you choose to do so. Accordingly like in many trades or businesses, the skill is in the buying, perhaps more so than in the selling.

At Richard Pearlman LLP, we pride ourselves on not only providing you with sufficient expertise to ensure that we pick up all the issues when acting on your acquisition (or of course on your sale), but also we provide you with **a real service**, so that you know exactly what is going on at all times. As the four pages referred to below will show, our fees are fair and reasonable, but unashamedly we do not attempt to compete with cut price conveyancing organisations.

We are a very much a niche real estate practice, specialising in all forms of commercial and residential property. Below is a list of the main types of residential property transaction, being a freehold sale, a freehold purchase, a leasehold sale and a leasehold purchase.

The four types of transaction each have a separate page on our website and each page provides you with a summary of the overall structure of the transaction, what we do and when we do it. It also provides you with a broad outline of cost in terms of our fees and also of the disbursements (i.e. payments to third parties) that we incur on your behalf. This should enable you to budget for the transaction at the outset, so that there are no nasty surprises nearer the time when you need to commit to the transaction.

Of course, there are many other types of residential property transaction where we can and do assist our clients. By way of example:-

- Remortgaging
- Lease extensions
- Transfer of equity
- Deeds of variation re leases
- Deeds of trust
- & many others.

For these more specific transactions, we would be delighted to provide you with a quotation for the work involved – just e-mail us through the website or speak to the partner or fee earner with whom you already have contact within the firm.

If you are already a client of the firm, we look forward to continuing to service your needs and requirements. If you have not used our services before, we look forward to working with you - you will definitely find us not “just like any other firm”.

Please view the separate pages (listed below) for a more detailed explanation of the relevant processes:-

- Freehold Sale
- Freehold Purchase
- Leasehold Sale
- Leasehold Purchase