

# Busbys Solicitors

## Caring for our clients

**Specialisation:** As a result of our extensive experience in dealing with the sale of properties of all sizes, both freehold and leasehold, **Busbys** are able to give you the most up to date practical solutions to any questions and problems you may have.

**Keeping in touch:** We recognise the importance of keeping in touch, and this is not only while we are dealing with a specific matter for you, but also more generally over the years. We see it as integral to our service to you to keep you fully informed of the progress of your case at all times.

**Costs:** We will give you a competitive estimate for work undertaken for you. You will know in advance what the costs will be. There are no hidden extras.

**Technology:** Our office is fully equipped with the very latest in modern technology. This enables **Busbys** to enhance our efficiency, accuracy and to respond to your needs as soon as possible.

# Busbys Solicitors

## Getting in Touch

Selling your home is often the major financial transaction you face in life and we can provide a reassuring and guiding hand to help you. Our experience means we are able to deal quickly and efficiently with any problems that arise, ensuring that your best interests are taken care of throughout your transaction.

Contact **David Helman** and **Ian Osborne**, our conveyancing specialists, for an estimate. David and Ian look forward to helping you.

Opening Hours:

Mon-Fri: 9 - 1 & 2 - 5

(at other times by appointment)

### Busbys Solicitors

The Strand  
Bude  
Cornwall  
EX23 8TJ

Tel: 01288 35 9000

0845 337 2032

Fax: 01288 35 6000

DX 118529 BUDE

email:

david.helman@busbyslaw.co.uk

ian.osborne@busbyslaw.co.uk

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

Consulting rooms in Holsworthy, Devon

---

# Busbys Solicitors

## Selling your Home



# Our services for house sellers

**Busbys** provides a comprehensive range of legal services for property transactions. These include buying homes, buy-to-let property, equity release schemes, mortgages, commercial property transactions, leases and tenancies.

Busbys is a member of the Law Society's Conveyancing Quality Scheme (CQS)-the mark of excellence for the home buying process. Busbys underwent rigorous assessment by the Law Society in order to secure CQS status which marks the firm out as meeting high standards in the residential conveyancing process.

The scheme requires practices to undergo a strict assessment, compulsory training, self reporting, random audits and annual reviews in order to maintain CQS status. It is open only to members of the Law Society who meet the demanding standards set by the scheme and has the support of the Council of Mortgage Lenders, the Building Societies Association, Legal Ombudsman and the Association of British Insurers.

**Busbys** is led by **John Busby** who has helped more than a generation of clients in Cornwall and Devon. **David Helman** and **Ian Osborne** run our specialist conveyancing department. They have helped many thousands of clients and their families move home. They have established an enviable reputation for speed and thoroughness. No job is too big or too small. We like to regard all our clients as our friends.

## When to see us

When you have decided to sell your property, get in touch with us straight away. Let us know where your deeds are and your mortgage details, including account number. We will ask you about your timescale, your buyer, your agents, and about your property history.

## What happens next

We will advise on the need for an Energy Performance Certificate if required for your property and give you an estimate for the work to be done. There will be no hidden extras. We will send you our terms of business and a property information form for you to complete and a fixtures and fittings list so your buyer knows for certain what is being sold, and what you are keeping.

When we get your deeds, we will prepare a contract for the sale, and we will send it to your buyer's solicitor with all necessary supporting documents relating to your property and matters affecting it.

Your buyer will almost always get a survey done. We will deal with any issues which may arise, then attend to the exchange of contracts and receipt of a deposit from your buyer. It is only after contracts have been exchanged that both buyer and seller are legally bound.

A completion date for the date of your move will be agreed in the contract as well as the price and the names of the buyer and seller.

After exchange of contracts, we will agree with your buyer the form of the transfer document, and ascertain/establish the amount required to repay any mortgage on your property.

We will make arrangements with you to sign the transfer documents, and prepare a completion of title statement showing you all payments to be made and the balance due to you.

We then attend to the completion of your sale. Your buyer will be given all relevant paperwork, including the deeds, and will pay the balance direct to your bank account. We will release the keys and pay the amount required to redeem your mortgage.

## Related matters

Selling your home will often introduce other related legal and financial matters. These may include making or updating your will. We shall be pleased to offer you expert/up to date advice, including tax consequences, as part of our complete professional service.

## What you can expect

We pride ourselves on keeping closely in touch with you at all times by use of the best technology available. We care deeply and want your sale to proceed as smoothly and as quickly as possible.