

Hello Alex and Owen. Thanks for coming today. My name is Sajid khan, and I am a trainee solicitor at Trinity Law.

First, I will give you an overview of the conveyancing procedure. Then, we will talk about how joint ownership works. Finally, I will go over the financial aspect, including your mortgage and the money you will need to give. I will also go over the searches with you and what they display, like the mining search, and then I will talk about the problem with the conservatory. I will check to see if you have any questions at the conclusion.

The first step in the conveyancing procedure is what we call the pre-contract stage. We look over all the seller's papers here, such as the property information form, the fittings and contents form, and the search results. We also ask questions to clarify up anything that is not obvious or is missing. At this point, nothing is legally binding, so you can still leave if a big problem comes up. We move on to signing the contracts once everything has been checked and everyone is happy. The deal becomes legally binding when it is exchanged. At this point, you pay the deposit, and the date of completion is set. Once the swap is complete, neither you nor the seller can back out without losing money. The day you acquire the keys is the day you finish. The rest of the money goes to the seller's lawyer at that time. We take care of your registration at the Land Registry and the stamp duty papers after the sale is complete.

We also need to talk about how you will own the property since you are buying it together. You can either have a joint tenancy or a tenancy in common. When you have joint tenancy, you both own the full property, and if one of you dies, the property immediately falls to the other person. If you are tenants in common, you each own a set amount usually half, and if one of you dies, your part will go to the other person according to your will. Because we do not know what your personal situation is and this is your first purchase together, a tenancy in common with equal shares is usually the easiest and fairest choice. If things change, you can edit this later.

Now I will talk about the money side of things, including how the mortgage fits in. You have a mortgage offer of £300,000, but the house costs £375,000. That implies you will have to pay the last £75,000 yourself. This is just your part of the purchase price, and it must come through our regulated client account so we can send the full £375,000 to the seller's lawyer when the deal is done. Your actual legal fees, search fees, Land Registry fee, and any indemnity insurance would be separate and much smaller. We will make all this clear for you in your completion statement.

After exchange, we contact your lender to confirm that everything is legally in order and to request the mortgage funds, so they arrive in time for completion. This document says that the property is legally acceptable for the mortgage. The lender will then

provide us the £300,000 on the day we finish. You will send your £75,000 to our client account before that day. We send the whole amount of the acquisition to the seller's lawyer on the morning of completion. Under the contract, the seller can charge daily interest if the money does not arrive on time. That is why we keep an eye on the timing to avoid any problems.

Next, I want to talk about the searches because they often confuse first-time customers. We do searches with government agencies to make sure the property is safe, legal, and good for the mortgage lender. The Local Authority Search is the first one. This tells us if the property is in a conservation area, if it has planning permission, if it has building regulations approval, if it has road adoption and if it has enforcement notices. This search is very necessary for your purchase because the seller cannot give you any papers for the conservatory. The search will assist us figure out if the council has ever been worried.

The Drainage and Water Search is the second search. This tells you if the property is linked to public sewage and mains water. It also lets us know if there are any public sewers under the site, which could change how we develop in the future.

The Environmental Search is the third search. This looks at things like pollution, the possibility of flooding, radon gas, and subsidence. If the site used to be industrial, the owner may have to clean up contamination even if they did not cause it. This search is highly crucial for keeping you safe.

The Coal Mining Search is the fourth search, and many people do not know much about it. This search investigates whether the property has been damaged by coal mining in the past or is now being mined. It looks for things like historic mining shafts, subterranean tunnels, unstable ground, and any history of the ground sinking in the area. Even if your property is not in a known mining zone, lenders usually want this search done because ground movement can cause major structural issues. If the search finds anything that worries us, we may request a ground stability study or a structural engineer to check out the property. Indemnity insurance can be used in specific circumstances when the risk is modest. The lender may not lend if the risk is excessive, or you may choose not to continue. These things do not happen very often, but checking early keeps you from having problems later.

Lastly, I want to bring up the problem with the conservatory. The seller has indicated that they cannot get planning authorisation or approval from the construction code. That does not indicate there is a problem right away, but it does make things riskier. You might not have needed planning clearance, depending on the size, but you normally need building regulations approval for items like electrical work and structural safety. The council might act, or the mortgage lender might be worried if there are no

paperwork. Indemnity insurance is the most common method. It protects you and the lender in case the council ever has a problem. We will only suggest this if we are sure that the conservatory has been there for a while without any concerns. Because I must act for both you and your lender when there is a mortgage, I will also tell them about this.

I want to reassure you that these problems are typical when buying a home and that we will help you through every step of the process. You will always know what is going on before you sign anything. Please ask me any questions you have about anything we have spoken about so far.