

UNDERSTANDING CONVEYANCING: BUY TO LET PROPERTIES

The conveyancing process for a buy to let property is similar to the process for any other property purchase, but there are some additional considerations to keep in mind. Here are the typical steps involved in the conveyancing process for a buy to let property:

Instruction of a conveyancing solicitor: The first step is to instruct a conveyancer or solicitor to handle the legal aspects of the purchase. Your solicitor will carry out various checks and searches on the property to ensure that there are no issues that could affect the value or use of the property.

Mortgage application: If you require a mortgage to purchase the property, you will need to apply for one. Your lender will require a valuation of the property to ensure that it is worth the amount you are borrowing.

Review of the lease (if applicable): If the property is leasehold, your solicitor will review the lease to ensure that there are no onerous terms that could affect the value or use of the property.

Exchange of contracts: Once all the necessary checks and searches have been completed, and your mortgage offer has been issued, you will exchange contracts with the seller. At this point, you will typically pay a deposit, which is usually 10% of the purchase price. Completion: On the agreed completion date, the balance of the purchase price is paid, and ownership of the property is transferred to you. Registration: Your solicitor will register your ownership of the property with the Land Registry.

In addition to the above steps, there are some additional considerations that are specific to buy to let properties. For example, you may need to provide evidence of your intended rental income to your lender, and you may need to ensure that the property meets certain safety requirements, such as having a valid Gas Safety Certificate and Electrical Safety Certificate. Your solicitor can advise you on any additional steps that are specific to your purchase.



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How can we help?

We've helped generations of clients buy and sell their homes and are proud of our unrivalled reputation of excellence. Our award winning residential conveyancing service is provided from both our Thame, Marlow and Princes Risborough offices, helping clients buy and sell their homes in Oxfordshire, Buckinghamshire and across the UK. So whether it's your first home, new home or retirement home you'll be in safe hands. At each of our offices, you will have a dedicated, experienced and qualified Conveyancer or Solicitor acting on your behalf from day one until the day of completion.

YOUR RESIDENTIAL CONVEYANCING TEAM



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