



YOUR SOLICITORS

YOUR CONVEYANCING

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## YOUR LEGAL CHAMPION

When you need to get moving we're on the case

Lawyers are often described as stuffy and unapproachable - no longer. At **GILLAKASTER** we believe that being friendly and approachable is as important as being competent and professional.

We also understand the importance of always being ready for the ever changing property market. Sometimes it may be a buyers' market and at other times, a sellers' market. In all cases our experienced team are ready to offer the best advice and solutions to any issues ensuring the speediest resolution to your house move.

England is said to have one of the slowest house transfer systems in the western world. Here at GA our conveyancing clients are now enjoying a faster system through our **Exchangefile** process.



## How *Exchangefile* works

When you put your house on the market with your nominated agent, GA will prepare an *Exchangefile* for you. The *Exchangefile* will comprise all necessary documentation including Land Registry title, your replies to requisite property information forms and copies of any documentation revealed as a result e.g. guarantees. In addition GA will:

- Prepare the draft contract paperwork
- Examine the title deeds and documentation and ensure that any obvious issues are resolved **before** a buyer is found

This process ensures that within 24 hours of your agent finding you a buyer, GA will be able to submit a comprehensive contract package to your buyer's solicitors without any unnecessary delay ensuring that they have everything to enable an immediate exchange of contracts.

By doing this, your sale should proceed far more quickly and with more certainty than would otherwise be the case. You will be in the driving seat, able to ensure that any delays which may occur are kept to the absolute minimum.

As an integral part of our service and the *Exchangefile* process, this is offered to you on a **NO SALE - NO LEGAL FEE** basis - you can't lose!

All we ask for is a small payment on account to secure a copy of your title documentation from the Land Registry and we may ask for a further small sum should additional Land Registry documentation be required.

Call GA today, or speak to your selling agent, for more information and advice on our *Exchangefile* service.

## Our staff



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YOUR  
FAMILY

YOUR  
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YOUR  
LITIGATION

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