



Law Society Home Charter Scheme

This scheme was introduced by the Law Society of Northern Ireland to give conveyancing clients assured standards of quality by their Solicitors.

An important part of the Scheme's quality assurance is the regular and random checking of our conveyancing files by a Law Society Compliance Officer.

Stamp Duty Land Tax

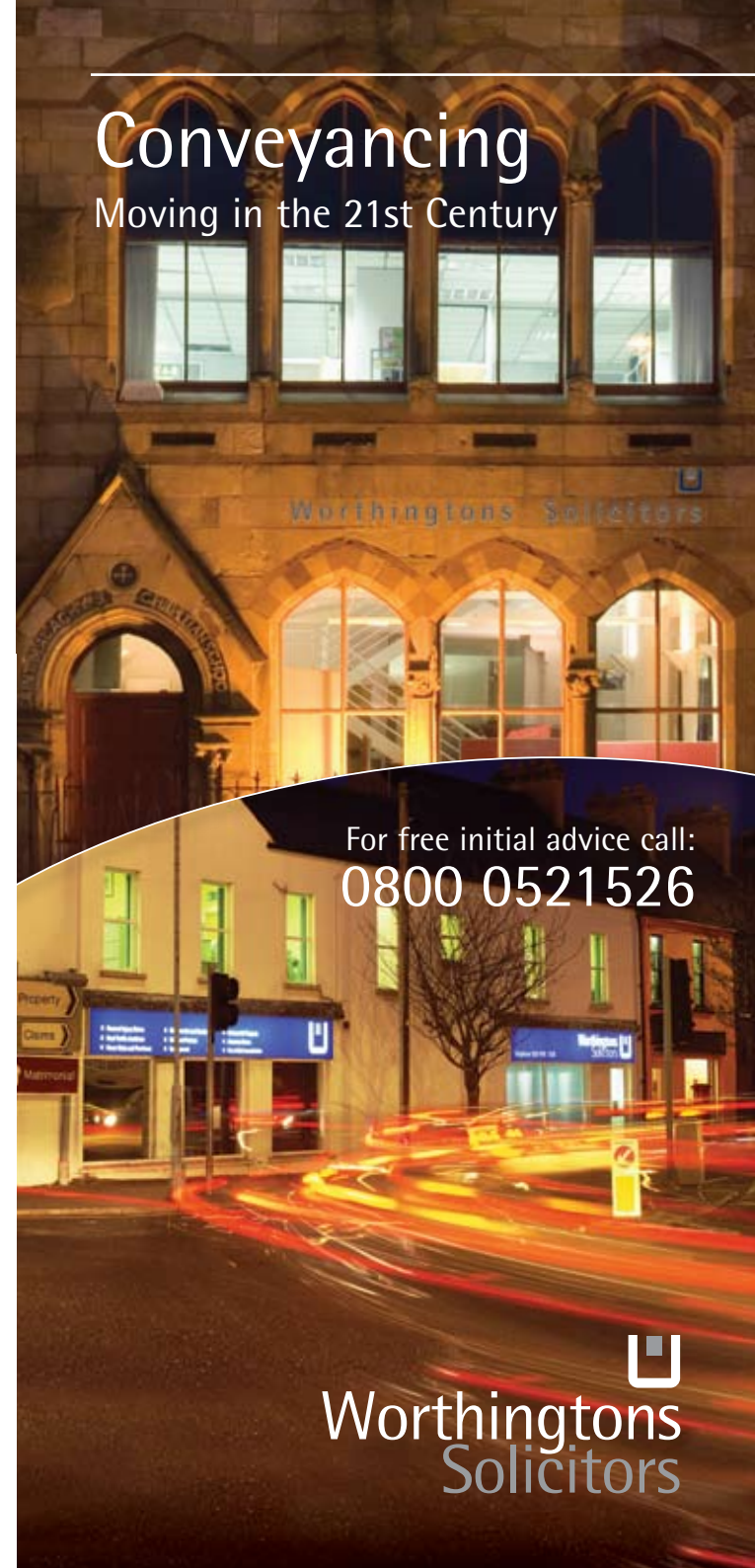
This is a tax on property purchases. At present it is charged at a minimum rate of 1% and applies only to purchases over £125,000. However, the duty is charged on the full purchase price and not just the sum in excess of £125,000, so a purchase price of £126,000 will attract stamp duty of £1260. Stamp duty is also payable on certain other transactions, such as the creation of a new lease, but on a sliding scale of charges.

- Personal Injury Claims
- Road Traffic Accidents
- House Sales and Purchases
- Matrimonial and Family Law
- Wills and Probate
- Employment
- Commercial Property
- Asbestos Claims
- Free initial consultation



Conveyancing

Moving in the 21st Century



For free initial advice call:
0800 0521526



Worthingtons
Solicitors

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Worthingtons
Solicitors



For most people, buying a home is the single biggest investment of their lives. Worthingtons is a dynamic progressive firm of solicitors which uses modern computerised systems but old fashioned values.

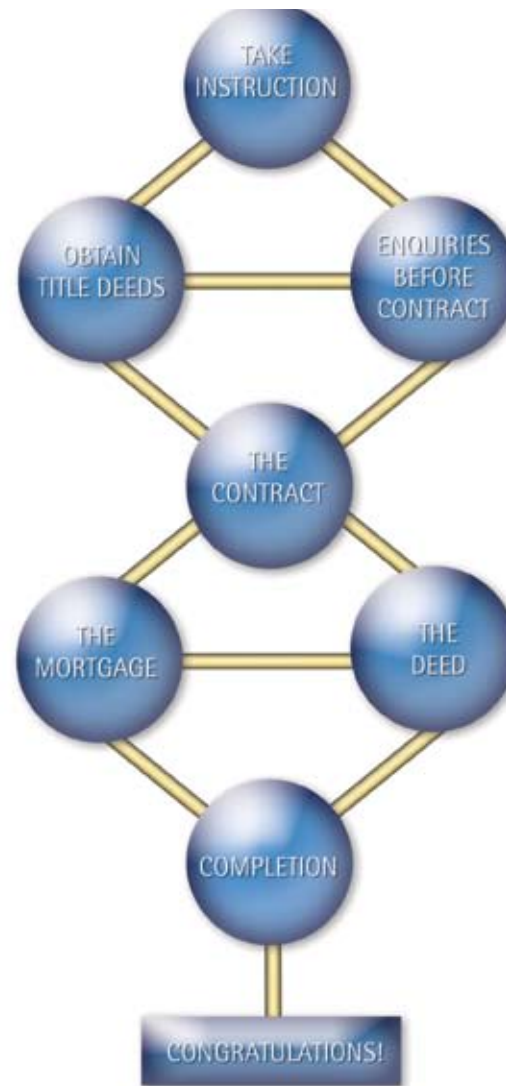
What is Conveyancing?

Conveyancing is the term given to the transfer or mortgaging of land.

The procedures involve:

- examination of ownership documents
- disclosure procedures
- planning and building control investigation
- roads, sewage and water issues
- rights of access, way and usage
- bankruptcy, judgement office searches
- valuation, detailed reports and structural surveys
- searches in the Land Registers for impediments
- fixtures, fittings and contents arrangements
- preparation, amendment & signature of contracts
- compliance with lenders mortgage requirements
- ensuring life insurance protection is on risk
- drafting transfer deeds
- stamp duty tax
- completion/key arrangements
- title registration
- collating and filing title documentation to close.

7 steps to buying your home



Fixtures and Fittings

The rule is that fixtures must remain with the property being sold but the sellers are permitted to take fittings with them. However, the law is not at all clear on what is a fixture and what is a fitting. Therefore, as a matter of policy, we submit with our Pre-Contract Enquiries a list of Fixtures and Fittings which the seller completes, indicating those items that will remain with the property when sold.

Surveys

Although surveys do not affect the ownership of property, they are essential for the protection of purchasers. There are three main types of survey.

- A **Valuation Report** is required by Banks and Building Societies to ensure that if a purchaser defaults on their mortgage payments the property could be sold for enough money to pay off the mortgage. A Valuation Report gives little protection to a purchaser.
- A **Home-Buyer's Report** is prepared by a member of the Royal Institute of Chartered Surveyors. It requires a thorough inspection of the property and is very helpful to a purchaser.
- A **Structural Survey** would usually only be required to investigate a specific problem identified in a property such as severe cracking to walls or unevenness in the roof.

Because of the time and work involved the fees for the different types of survey vary greatly. We can, of course, advise on suitable surveys for specific purchases.