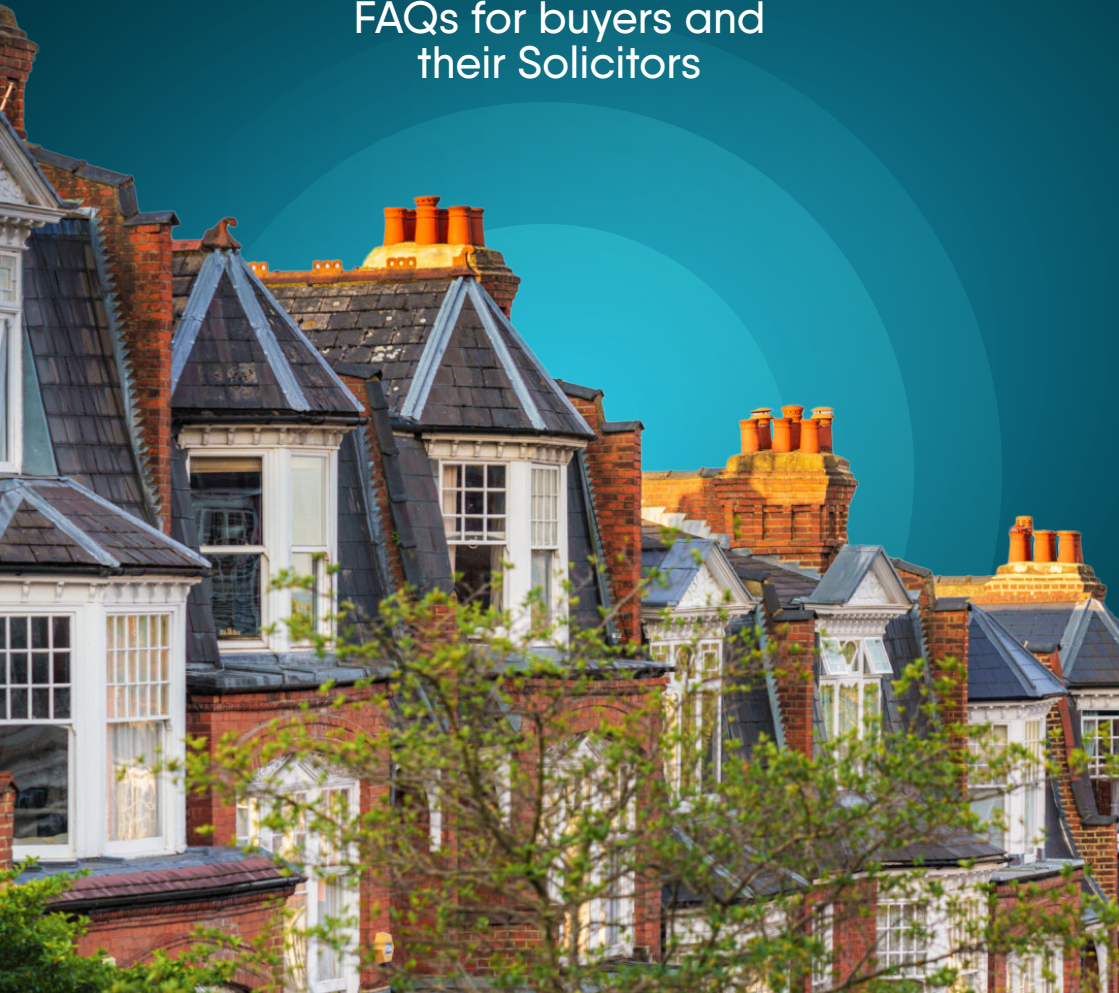




Sale Ready Legal Pack explained

FAQs for buyers and
their Solicitors





Buy with confidence from the start

When a property is listed as Sale Ready, important information about the home is available upfront in the Sale Ready Pack, including property details, searches and legal documents.

Review key information sooner, so you can better understand the property, make informed decisions and move forward with confidence - with transactions completing up to 4-weeks sooner.*

**From exchange to draft contracts*



What is the Sale Ready Pack and what's included?

The Sale Ready Pack contains key legal documents, searches and important property information prepared upfront for buyers to review early in the process.

This helps you better understand the property before committing, while supporting a smoother transaction with fewer delays and surprises later on.

The Sale Ready Pack includes:

Property information forms

The seller completes a set of property information forms that explain important details about the home, helping you better understand the property and what's included in the sale.

Includes:

- + Property Information Questionnaire: TA6, and TA7 for leasehold
- + TA10 fittings and contents form

Title and ownership documents

Official documents confirm ownership of the property and outline important information such as boundaries, rights and restrictions. Includes:

- + Official copy of Title Register
- + Title plan

Property searches

Searches provide important information about the property and surrounding area, helping identify potential issues earlier in the process. Includes:

- + Local Authority search
- + Water and drainage search
- + Environmental search
- + Climate change report

Legal preparation

The seller's Conveyancer prepares key legal documentation early, so the transaction is ready to progress once a buyer is found. Includes:

- + Draft contract prepared
- + Standard Enquiries reviewed

Why Sale Ready?

Sale Ready is designed to make key legal and property information available earlier in the transaction process.

The Sale Ready Pack contains searches, title documents and property information prepared upfront by the seller and their Conveyancer, allowing buyers and solicitors to begin reviewing important information before a sale is agreed.

By preparing this information earlier, Sale Ready helps:

- + reduce delays once an offer is accepted
- + answer standard enquiries sooner
- + minimise duplicated work
- + support a smoother conveyancing process

Searches are ordered when the property is listed for sale and can be transferred to the successful buyer as part of the conveyancing process.

Because legal work has already started, transactions can complete up to 4-weeks sooner* compared to a standard Private Treaty sale.

The Sale Ready Pack aligns with the Home Buying and Selling Group (HBSG) recommendations for providing upfront information during the home moving process.

**From exchange to draft contracts*





Why has the vendor chosen Sale Ready?

The vendor has chosen Sale Ready to help speed up the transaction and provide early access to key property information, searches and legal documents – helping you make informed decisions before moving forward.





Can your Conveyancer rely on the information provided in the pack?

Regulators have confirmed that your Conveyancer can rely on the seller's searches. They're included in the pack to save time, with no change to the liability of the seller, Conveyancer, Valuer, or Estate Agent.

Sellers are legally required to be accurate and transparent. Under the Misrepresentation Act 1967 they must tell the truth, and under the Consumer Protection from Unfair Trading Regulations (CPRs) anyone marketing the property must disclose material facts that could affect a buyer's decision.

Who provides the searches and are they valid?

The searches are provided by a Search Code Regulated provider, CDS, who will refresh them if they expire before exchange. With 98% of mortgage instructions allowing personal searches, they're accepted by most lenders — and if there are any issues, we'll get them sorted.

Does the buyer have to pay for the Sale Ready Pack?

The vendor can request that you cover the cost of the Sale Ready Pack. Any offer made should reflect the cost of the pack being in addition to the purchase price. Full details of the process and costs have been made available in all marketing so you can make an informed decision when deciding to offer with a transparent view of the costs involved.

Legal searches can be provided by the buyer's Conveyancer, why does the buyer have to pay for the pack?

A Conveyancer may be able to procure searches on the property for less than the cost of the Sale Ready Pack. However, searches in the Sale Ready Pack will be refreshed for free if they go out of date. This benefit is not generally offered by residential Conveyancers and can potentially save the buyer hundreds of pounds in lost fees.

What if the Sale Ready legal pack is not yet complete?

In some instances, there may be some outstanding documents in the Sale Ready Pack when the offer is placed on the property. When an offer is placed on a property, all outstanding information will follow as soon as available.





How should the cost of the pack be factored into the offer?

The vendor has chosen to provide a legal pack for the sale of their property, which includes a set of searches. The vendor can request that you purchase the searches provided in the pack, costing £360 (inc. VAT) upon completion.

Any offer made should reflect the cost of the pack being in addition to the purchase price.

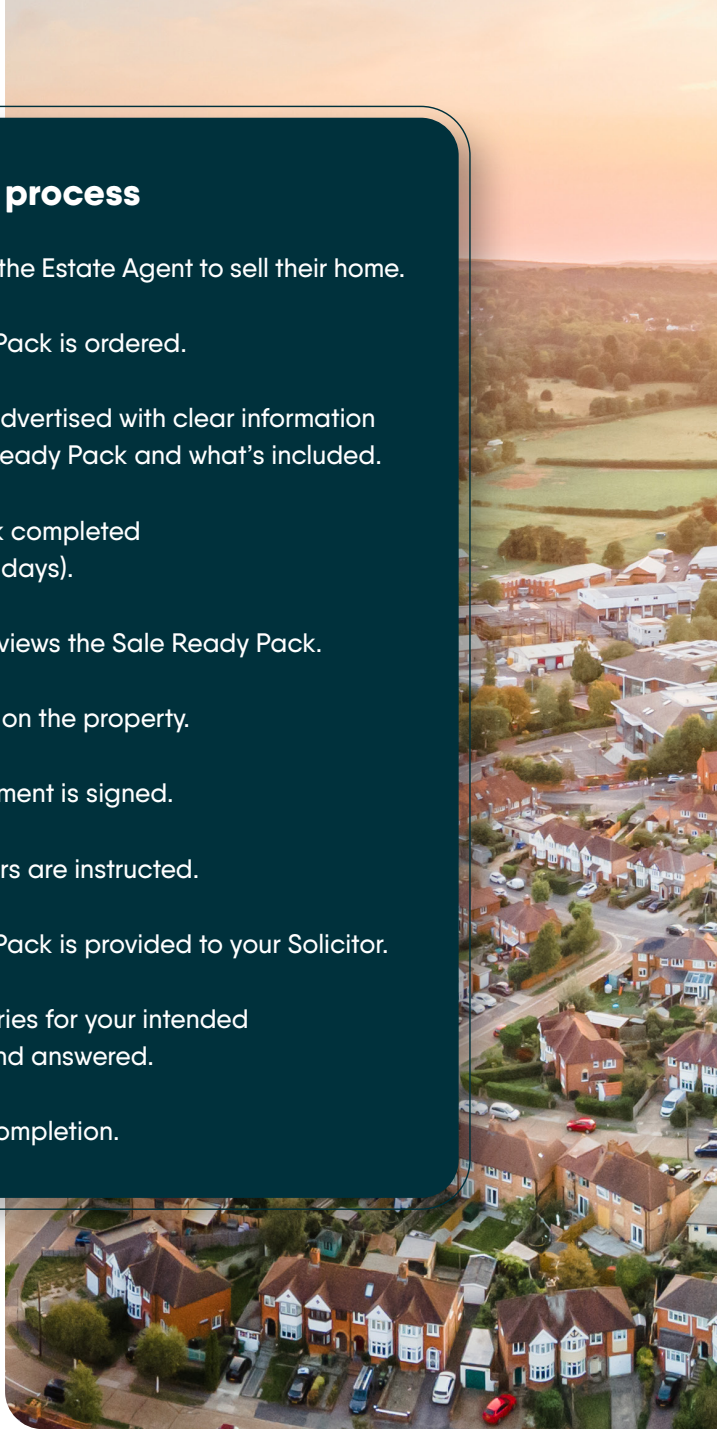
Is my offer subject to me agreeing to use Sale Ready?

No. All offers are presented to the seller for their consideration whether you wish to use Sale Ready or not.

Where the interested party has confirmed they do not wish to use Sale Ready, the seller is informed to allow them to factor the Sale Ready Pack fee within their own conveyancing costs should they wish to accept the offer.

The Sale Ready process

- Vendor instructs the Estate Agent to sell their home.
- The Sale Ready Pack is ordered.
- The property is advertised with clear information about the Sale Ready Pack and what's included.
- Sale Ready Pack completed (usually within 14 days).
- Interested party views the Sale Ready Pack.
- An offer is made on the property.
- The Buyer Agreement is signed.
- The Conveyancers are instructed.
- The Sale Ready Pack is provided to your Solicitor.
- Additional enquiries for your intended use are raised and answered.
- Exchange and completion.







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