

## Easy Step-By-Step Guide to Conveyancing

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Log on to [www.principalitybrokerpoint.co.uk](http://www.principalitybrokerpoint.co.uk) select Conveyancing and download your desktop icon for future access. If you are a new user click on 'Register'.

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Enter the details including the postcode and a list of accurate competitive illustrations including the exact cost of local searches will be produced.

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Solicitor Firm	Distance	Rating	Costs	Disbs	Total
Wright & Lord (Convey Today) (Mor)	178.8	71%	£292.58	£2,293.50	£2,586.08
Tait Farrier Graham (Gateshead)	223.4	85%	£300.80	£2,305.50	£2,606.30
ison Harrison (Wellington Street Lee)	143.4	76%	£251.45	£2,356.85	£2,608.30
Poole Alcock (Stoke-On-Trent)	108.5		£258.50	£2,356.23	£2,614.73
Ramadens Solicitors LLP (Eland)	138.4		£246.75	£2,376.63	£2,623.38
Richard Miller (Yelverton)	161.5		£258.27	£2,370.25	£2,628.52
Temple Heels (Kendal)	192.7	74%	£276.13	£2,371.25	£2,647.38
Alexander & Co Solicitors (Derby)	83.9		£240.88	£2,423.23	£2,664.11
Gregsons Solicitors (Crosby L Liverpool)	147.8	55%	£341.92	£2,326.00	£2,667.92
Gregsons Solicitors (Holywell)	141.4		£341.92	£2,326.00	£2,667.92
Lamb Brooks (Basingstoke)	34.1		£274.95	£2,393.65	£2,668.60
Warings (Blackpool)	167.2	76%	£317.25	£2,354.74	£2,671.99

You will then see a quote summary page listing all the solicitors on the panel with their exact costs and disbursements which you can sort according to their price, location or rating - clients and Introducers provide these ratings when each case completes. You can print this page for your records to demonstrate that you have done your research and found the most suitable firm for your client and have 'Treated Customers Fairly'.

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*'Very impressed, completion took place in 8 weeks with no problems encountered'*  
Calvin, Solihull (10/09/2007 10:40:44)

*'A very good and satisfying service.'*  
Aftab, Preston (07/09/2007 16:08:02)

*'Excellent service, also paid our broker fee direct and on the day of completion'*  
David, Brentwood (03/09/2007 15:05:21)

*'Easy to track case and always received emailed questions quickly. Client is so happy with service that he wants to use them again for a new purchase.'*  
Sarah, Southampton (31/08/2007 12:12:32)

*'Will continue to use - delighted with the service received and the completion of the re-mortgage'*  
Elaine, Bushey (28/08/2007 09:40:57)

*'Brilliant service, very fast and efficient will definitely use again.'*  
Malcolm, HCS00061 (20/08/2007 13:45:39)

By clicking on the 'R' from the quote summary page, you can see real recommendations for that solicitor provided by clients and Introducers.

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**Illustration for Conveyancing**  
This illustration is valid for 14 days.

Quote Ref. HCS16702Q      Quote Date 16/07/2007  
Client Name(s) Mr Client  
Solicitor Firm i-move Property Lawyers Limited

**Purchase of property in Thame, Oxfordshire, OX9 3AJ**  
Freehold - Purchase Price: £200,000 - New mortgage required - Lender: (Not known at this time)  
 Shared ownership -  Right To Buy -  New Build -  Unregistered Land -  Buy To Let

Costs	Cost (exc.VAT)
Legal Fee (fee for handling of case)	£311.75
VAT @ 17.5%	£54.58
<b>Disbursements</b>	
	Cost (no VAT/VAT inc.)
Standard and Optional Enquiries of Local Authority (2002 Edition) [LA]	£114.00
Landmark Envirosearch Residential [LA]	£44.65
Register of Local Land Charges requisition for search and official certificate of search [LA]	£6.50
Drainage & Water - Con 29DW [Estimate]	£49.00
Land Registry Fee	£150.00
Stamp Duty Fee	£2,000.00
Telegraphic Transfer	£35.25
HMLR (final search)	£4.00
Bankruptcy Search (per name)	£2.00
<b>Total Cost</b>	<b>£2,771.71</b>

By clicking on the required solicitor firm a comprehensive, itemised illustration is provided. There are no hidden fees

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**Confirm Instruct**      < Back      Next >      Cancel

You are now ready to instruct your chosen solicitor firm.  
Please confirm that you are happy with the quote by ticking the box below then click NEXT to instruct.  
If you would like to view the quote again click the line below.

Ref.	Solicitor Firm	Costs	Disbs	Total
HCS16702Q	i-move Property Lawyers Limited (Hythe)	£366.31	£2,405.40	£2,771.71

I confirm that...  
 The client has received a copy of quote HCS16702Q and would like to instruct i-move Property Lawyers Limited to do their conveyancing in accordance with these terms.

You can instruct at the click of a button and immediately send the case to the solicitor

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**Sale of 10 Simmons Court, Aylesbury, Buckinghamshire, HP21 9QR: Progress**

Stages (Click here to SHOW ALL the stage descriptions)	Expected Date	Completed Date
1) Authority to obtain deeds received and deeds applied for	31/08/2006	24/08/2006
2) Property Information Form and Fixtures and Fittings List sent to client	22/06/2006	21/06/2006
3) Deeds received and Contract sent	06/09/2006	28/08/2006
4) Additional enquiries received from buyers solicitor	20/09/2006	14/09/2006
5) All enquiries answered	27/09/2006	18/09/2006
6) Contract signed by the Seller	13/10/2006	13/10/2006
7) Buyer's searches and mortgage offer received	13/10/2006	13/10/2006
8) Contract signed by the Buyer	20/10/2006	
9) Exchange of Contracts		
10) Completion		

Each case can be tracked online 24/7. You will also receive an automatic email when each key stage of the transaction proceeds. This will save you time phoning the solicitor for updates and ensures you are notified in advance of exchange as a helpful reminder to put associated buildings and contents, and life insurance policies at risk

Principality BS Conveyancing enables you to make the most of conveyancing

- ▶ Earn extra income, up to £300 per case
- ▶ Get your clients competitive quotes
- ▶ Track cases 24/7
- ▶ Add existing preferred solicitor to panel
- ▶ Solicitors competing on price and service thereby embracing the 'Treating Customers Fairly' ethos

\*Calls from BT landlines will cost a maximum of 8p per minute. The price of calls from other telephone companies may vary. Call price correct January 2008. Your clients may have to pay the amounts paid to others, for example searches.

**01844 265442\***  
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