

## Our 10 Top Tips for Moving Home in London

**1** Instruct a solicitor as early as possible, particularly if you have a property to sell. A lot of the sale paperwork can be prepared in advance and be ready to send as soon as a buyer is in place.



**2** If you are buying with a mortgage, it saves time if you get an 'Agreement in Principle' from a lender before you start looking at properties. That way, as soon as you have had an offer accepted you can simply confirm your exact mortgage agreement which will help speed things up.

**3** Start packing as soon as possible after exchanging contracts. This is always going to be a long, stressful, job, so starting as early as possible will reduce stress. Pack least used items first and leave the essentials until last.



**4** Be upfront with your solicitor. If you are selling and do not have all the relevant building certificates and documents then be upfront about it, you will often be able to insure against this anyway.

**5** Do not agree completion dates between you without checking with your solicitor. Completion can't be agreed until all of the contracts in the chain are ready to be exchanged, so always check before agreeing anything as this very often is what causes frustration and disappointment.

**6** Don't forget to leave a forwarding address for post, update all your addresses online (such as your eBay and Amazon accounts) and let Royal Mail know, and let as many people as possible know that you're moving, such as your doctor, the DVLA and even the vets! Sounds simple but many people forget in all the stress of moving.



**7** Avoid same day exchange and completion as this can lead to maximum stress. All it takes is for someone in the chain to change their mind and you are left with the cost of removers and the stress of not moving at all.

**8** If possible, line up a removal company, but don't confirm until it's been okayed by your solicitor. The removal company may pressure you, but it lessens the risk in that period between agreeing to exchange contracts and actually exchanging contracts.

**9** Leave your property as clean and tidy as possible. Not only is this nice for the owners (and you'd like your own new property to be the same), but it can also help to uncover anything you might have lost or forgotten to pack.



**10** Now that your circumstances have changed it's important to update your Will. If you don't have a Will in place it might be a good time to consider writing one. Many clients actually go through the Will writing process in line with their house move, therefore allowing them to combine the signing of their contracts with the signing of their will. This reduces the amount of visits to the office and the clients who have done this have been delighted to have moved house and finally sorted their Will at the same time.



## Why Choose Banner Jones?

 Members of the Law Society Conveyancing Quality Scheme	 One of the largest teams in the area	 Covering all of London	 Experts in Help to Buy / Shared Ownership	 97% of our clients would recommend us to a friend	 Award winning team	 Competitive Pricing - we check our prices so you don't have to
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If you're moving home and you need a solicitor, or you'd like to make a Will, get in touch today on [info@bannerjones.co.uk](mailto:info@bannerjones.co.uk) or visit our website for more information.

Phone: 0330 017 6309 Web: [www.bannerjones.co.uk](http://www.bannerjones.co.uk)

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