



Preparing Legal Documentation

Once you have made the decision to market your home, there will be certain documents that you can start to collate which will make life easier when a sale has been agreed.

The following is a list of documents/certificates that may be required for your home.

- ✿ If you are not the registered owner of the property, evidence will be required that you are legally allowed to sell it.
- ✿ If your property has had significant alterations or extensions you will need to show that it has the relevant planning permissions and building regulations completion certificates
- ✿ If major works have been undertaken and you were required to obtain covenant consent, a copy of this authority
- ✿ If the property has had double glazing (including doors) installed since April 2002 you will need a FENSA certificate. This would have been given to you by the company who installed the windows.
- ✿ If the Central Heating Boiler has been replaced since April 2002, a copy of the Corgi Certificate.
- ✿ If the property has been rewired, copies of the relevant paperwork
- ✿ If the property has had cavity wall insulation or recent loft insulation, a copy of the guarantee or paperwork
- ✿ If the property has had any woodworm or damp treatment, a copy of the guarantee
- ✿ If it is a new property a copy of the NHBC or architect's certificate
- ✿ Any other guarantees or warranties relating to the property



Guides available on all subjects below.

- Why choose us to sell your home? ✓
- Methods of sale ✓
- What is an EPC? ✓
- Preparing Your Home for market ✓
- Preparing legal documentation ✓
- I'm on the market – what happens now? ✓
- Selling in a difficult market ✓
- Types of survey ✓
- I have a buyer – what happens now? ✓
- What is a chain? How does it affect me? ✓
- I'm not happy with my survey ✓
- The legal process for sale ✓
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- Exchange of Contracts ✓
- Moving Day ✓