

Who are we?

Osler Donegan Taylor is a modern, forward thinking firm of solicitors formed in 1998 and based in the centre of Brighton & Hove. We specialise in all areas of Property Law and our Residential Conveyancing Department will be able to offer you expert guidance and support whether you are selling, buying or both.

We will
provide you
with a
comprehensive
report
concerning all the aspects
of your new
home

Interested in finding out more?

We carry out free drop-in clinics at our offices every Tuesday afternoon between 2pm and 3.30pm. Feel free to drop in and speak to one of the team to find out more about buying or selling your home. Alternatively call us on 01273 710712 or send us an e-mail and we will be happy to explain the process in more detail.

Finally, we'll be happy to provide you with a full written quote.

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Osler Donegan Taylor
Solicitors

Residential
Conveyancing

Finding the best solution

Finding the best solution

Why choose ODT?

When you buy a house you may well be investing in a home for your family. In many cases, it is likely to be the biggest financial commitment you will make during your lifetime. In transactions involving chains, it will probably be one of the most stressful periods too! It is important that you have the right solicitors to share the burden and to help you to cut through the legal jargon surrounding the buying and selling of property.

All of our staff have dedicated phone lines, voicemail and e-mail addresses. This means that you will be able to make personal contact with the solicitor dealing with your transaction whenever there is something you want to discuss.

We will help you
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the buying
and **selling**
of property

Buying a home

At the beginning of the process, we will meet with you to discuss the estimated time and costs involved in buying a home. We will then ensure that all the complex legal groundwork involved is carried out as smoothly and quickly as possible.

ODT will submit requests for all the necessary searches and ensure that these are satisfactory to you and your lender. We will also contact the sellers to request information relating to the property. We will examine this carefully and make any further enquiries in order to eliminate potential problems as quickly as possible.

We will then provide you with a comprehensive report on all aspects of your proposed new home, including

any legal and planning requirements and the likely cost of any work that might be needed in the near future.

If you are then happy to proceed we arrange an exchange of contracts and then a moving date that suits you.

Selling a home

If you have not yet chosen an agent to sell your home, we can help by making some suggestions. We have built up sound working relationships with a host of agents in Sussex who will be happy to meet with you and discuss the successful marketing of your property. Once this has been carried through and a sale has been agreed, we will obtain the deeds to your home and then provide you with a set of easy to understand forms that are designed to

give your buyer the maximum amount of information about your home with the minimum of fuss. We will then prepare the contract for sale and send these documents to your buyer.

When the transaction has been completed we will arrange for any borrowing against the property to be repaid and you will then only need to sign a simple deed transferring your property to your buyer.

What costs are involved?

Our costs will vary from property to property and depend on a number of factors, such as price, complexity, the

amount of time it is likely to take and whether the property is freehold or leasehold. We have a range of qualified and trainee staff, who charge different rates. This enables you to arrange a level of fees that suits you. We are also happy to discuss fixed fee arrangements, so that you would know at the outset what your costs were going to be.

As well as our fees for dealing with the transaction, you will also need to budget for various additional expenses. When you are selling a property, the main additional expenditure will be the Estate Agent's fees. When you are buying however, you will need to pay for all the relevant searches and you will also need to budget for the Stamp Duty Land Tax if your purchase costs more than £120,000. In addition, you will need to pay the Land Registry's fee for registering the new property in your name. If you are buying a leasehold property, you may have to notify the landlord of the purchase and this often attracts a small fee payable by you to the landlord.

Problem solving

we
ensure
that your
sale and
purchase
go through
as smoothly
as possible

Finally, if you have bought or sold property in the past, you will probably know that delays and legal problems can often arise concerning matters to do with planning permission or building regulations. We want to ensure that your sale and purchase go through as smoothly as possible, therefore in many cases we will be able to arrange indemnity insurance to cover you against any potential problems that may arise in the future. The cost of this is a fixed and relatively small one-off premium and we will be able to let you know exactly what the

premium will be at the outset depending on the value of the property.