



Your file will be reviewed regularly and you will **be given regular progress reports** by letter, telephone or email

What we do

Our residential property services include:

- Sales and Purchases of all Freehold and Leasehold properties (including shared ownership property)
- Buy to Let transactions and Tenancy Agreements
- Residential Landlord and Tenant advice
- Remortgages
- Transfers of equity
- Registered and Unregistered land, including registering your property at the Land Registry for the first time
- Equity Release Schemes
- Auction sales and purchases.

For more information on the buying and selling process, please ask to speak to one of our specialist Solicitors today.

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Buying a Home



UNDERSTANDING | TRUST | KNOWLEDGE

Getting advice

Buying a home is always an exciting prospect, but without the help of a Solicitor it can also be a legal mine field.

It is also likely to be the biggest financial decision you will make in your life.

We are qualified in all areas of Property Law and there is help to avoid potential problems and to protect your interests at every step, from making an offer to getting the keys to the door.

We provide a prompt, personal and efficient service for home owners of all kinds, from first time buyers, to people looking to down size ready for retirement and investment buyers.

Whether you are buying or selling, our trained and experienced staff will ensure your transaction is handled with the minimum fuss and maximum efficiency.

What we will need from you

To instruct us we will ask you for a variety of details and documents, these can include the following:

- Some personal identification and proof of address
- The price of the property
- Some money on account to pay for initial searches that will be required prior to completion
- Any factors that may influence the exact time you want to complete the transaction (for example to coincide with school holidays) and,
- How you are planning to pay for the property.

We will also need to know whether:

- You have applied for a Mortgage
- You plan to carry out any work on the property
- You are buying with someone else
- The Seller is buying another property
- You have a property to sell.

Progressing your transaction

You will not need to chase us for information as your file will be reviewed regularly and you will be given regular progress reports by letter, telephone or email.

Estate Agents, Financial Advisors and Mortgage Brokers and any other professionals involved in your move will also be updated as necessary.

If you have a query or concern, you will always be able to contact either your Solicitor or a member of staff who is familiar with your move.

We are a panel member of all major banks, building societies and financial institutions and we can therefore in most instances act for you and your Mortgage Lender, thus saving you time and money.



Why use UTK?

- We contact you how and when it best suits you, whether that be by letter, telephone or e-mail
- Your case will be dealt with by a qualified solicitor who will always return your call or e-mail if in the office, on the same day
- We have a tailor made case management system to ensure we take a proactive approach in progressing your transaction rather than waiting to be chased for progress by you, your estate agent or other professional advisors
- We will provide you with an estimate of our fees and other costs at the outset of your transaction so you can budget accurately for these costs.

