



## Legal Support Services

## Case Study on UK Conveyancing



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### **Client Request:**

Create a high-priority report on title for a registered leasehold property.

### **Inputs provided by client:**

The draft contract, lease deed, title deeds, sales pack and search results were provided

### **Project Deliverables:**

A leasehold report on title

### **Process followed:**

- Evaluation of the Title Deeds and draft contract documents
- Preparation of the report on title
- QC done by the team lead and sent back to the client

### **Issues handled:**

- ✓ Advised the buyer about implication of lease terms, mortgage conditions and concerns revealed by the search results
- ✓ Also advised on enforceability of the contract terms on exchange
- ✓ Notified the client about outstanding documents e.g. latest ground rent receipt, up-to-date Building Insurance Certificate, share certificate etc. to be obtained before exchange of contracts

### **Outcome**

The client is satisfied with the work, the costs and the turnaround time.

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