

YOUR GUIDE TO SELLING A HOME

A LAW SOCIETY OF IRELAND SERIES



I am selling my home – when should I talk to my solicitor?

Selling your home is one of the most important decisions you will ever make. You should talk to your solicitor as soon as you decide to sell. If you are selling by auction, allow enough time before the auction date for your solicitor to prepare the contract.

Contract

To prepare a contract for sale, your solicitor will need to see the title documents to your home. If your home is mortgaged, your solicitor will request the title documents from your bank.

Your solicitor will also need the following from you:

- details of any alterations or extensions to your home,
- receipts for any property-related taxes or service charge,
- a BER certificate, and (if applicable)
- your marriage certificate or civil partnership registration certificate, and/or

- your separation agreement or judicial separation order, and/or
- your decree of divorce or dissolution.

Once you have found a buyer, your solicitor will send the contract and title documents to the buyer's solicitor. The buyer's solicitor will review them and advise the buyer about signing the contract before returning it to your solicitor. Your solicitor will advise you about any special conditions in the contract before you sign it.

After you have signed the contract, your solicitor will deal with the buyer's solicitor in relation to legal matters.

Closing

Once all legal matters have been dealt with, your solicitor will 'close' the sale. If your home was mortgaged, your solicitor will pay off the loan from the sale proceeds and get a 'deed of release' or 'discharge' from your bank.

For more information about selling a home, visit www.lawsociety.ie/propertylaw



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