

Creating your Property Fact File

to help you speed up your property selling process.



Selling your house can be daunting, so having the right Solicitor can make a stressful house move become that little bit easier, that's why I chose Berwins Solicitors who are based in Harrogate & Leeds. When I started working with them it was suggested I create a "Property Fact File" which will help to speed up the process. You can and should start this the day you move into your new home, so technically every home owner can create this. Here's our guide to creating the ultimate Property Fact File.

- The Title Deeds to your property (including the lease if the property is leasehold)
- The Property Information Form (TA6) from your seller. This will help you complete forms and answer enquiries when you come to sell.
- Any documents, certificates or warranties relating to work done on the property, e.g. Planning permissions, building regulation completion certificates, gas/electricity safety certificates, FENSA certificates for replacement windows
- Information on bills such as council tax, water and electric.
- Documentation on the Management Company if you live in an apartment (keep all correspondence you receive).
- Any indemnity insurance policies taken out when you bought the property.



Create by The Harrogate Girl & Berwins Solicitors. Please seek expert advice when buying and selling your home. Berwins Solicitors can help you in all aspects of law. Call them on 01423 509000