

YOUR HOUSE SELLING CHECKLIST AVOIDING THE DEAD ZONE



In O'Shea Russell Solicitors we call it the "Deadzone"; that place between you going "SALE AGREED" on your house and actually exchanging Contracts. This can be a very uncertain period for a Seller.

At O'Shea Russell Solicitors we have been providing dedicated Conveyancing Services for over 25 years and understand the needs of those selling Residential Properties and the particular and unique challenges that can be encountered.

Preparation is key to minimising the time in this Zone!

BEST ADVICE: Retain and meet with your **SOLICITOR** as soon as you decide to sell. **DO NOT WAIT** until you get "**SALE AGREED**"

Follow this **CHECKLIST**  to minimise the stress on the sale of your house.

- Have your Solicitor Locate your Deeds
- Check that the Boundaries of your Property as against your Title Map.
- Ensure that your Property is compliant with Planning Permission and Building Regulations.
- Know precisely where your septic tank/soakage is Located.
- Register your Septic Tank if you have not done so.
- Have your Solicitor check that there are no boundaries or rights affecting your property.
- Make sure that if your property is accessed by way of Private laneway that there is the required Right of Way in place.
- Consult with your LENDER at an early date if Bank Consent to Sale is required.

- Make sure that you have all paperwork referable to your MARITAL STATUS in your possession.
- If selling a house in an UNFINISHED or UNMANAGED HOUSING ESTATE, have your Solicitor check the position in relation to roads, footpaths and services in the Estate.
- Your PROPERTY TAX (Household Charge, Local Property Tax and Non Principal Private Residence Tax) affairs must be in order for you to sell.

TAKE THE STRESS OUT OF SELLING TALK TO

O'SHEA RUSSELL SOLICITORS

Main Street, Graignamanagh, Co. Kilkenny
Logan Street, Thomastown, Co. Kilkenny
Tel. 059 9724106 / 9724642

Email : nicholas@oshearussell.ie
www.oshearussell.ie

