

# Horse Lightly Fynn

solicitors and town planners

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## A fresh approach to Residential Property

Our services:

*finding  
solutions  
for you ...*

**Horse Lightly Fynn**

***... more than just lawyers !***

PK09/08

Agricultural  
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Commercial Property  
Commercial Services  
Court of Protection  
Dispute Resolution/Mediation  
Environmental  
Family  
Insolvency  
Licensing  
Local Authority Prosecutions  
Notary Services  
Residential Property  
Spanish Property  
Town and Country Planning  
Wills, Trusts, Powers of Attorney

for more information visit: [www.hlf-law.co.uk](http://www.hlf-law.co.uk)

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## Residential Property

**Sale and Purchase**

**Home Information Packs**

**Leasehold Enfranchisement**

**Landlord and Tenant**

**Mortgages and re-mortgages**



# For all your Residential Property needs ... more than just lawyers !

Horse Lightly Fynn's Residential Property department provides a first class, efficient service covering the whole spectrum of residential property transactions. Whether you are buying your first home, or moving 'up the ladder', we offer many years of experience and professional expertise in resolving any problems along the way. We fully explain all procedures and will negotiate with surveyors, lenders, brokers and other professionals on your behalf so that your transaction is completed as quickly and as efficiently as possible. From the sale and purchase of a small flat to a large country estate, our team will provide an 'all-inclusive' service making sure that everything is as stress free and cost effective as possible. Whatever your property needs we are here to help.

**"a prominent provider of legal services"**

**Our areas of expertise include:**

## SALE AND PURCHASE

Whether you are buying or selling a home, our experienced team are on hand to take care of all the legal aspects involved by constantly liaising with the other party's solicitors to ensure the process runs as smoothly and as quickly as possible. Our 'state of the art' conveyancing system will keep you updated throughout the process by email, or SMS text message, to ensure that you are always kept aware of how matters are progressing.

## HOME INFORMATION PACKS

When you instruct us in the sale of your home we will compile your HIP for free - you simply pay the cost of the searches that are required, with no hidden extras and no legal fees payable for us to prepare the pack. We will arrange for an Energy Performance Assessor to attend your home and obtain all the necessary documents so that all the hard work is done for you.

## LEASEHOLD ENFRANCHISEMENT

The process of collective enfranchisement of a Freehold can be very complex and time consuming. Our team of experts have the knowledge to ensure that the process is undertaken accurately and efficiently and that every legal aspect of the procedure has been complied with.

## LEASEHOLD EXTENSIONS

Most mortgage lenders will not agree a loan secured on leasehold property unless there is a certain number of years remaining on the lease. Property can also reduce in value as the number of years decrease. If this a concern then we can advise you of the process that will enable the lease to be extended.

## MORTGAGES AND RE-MORTGAGES

Whether you are looking to release some of the equity 'tied up' in your home, transfer a share of the property, or simply switch to a better mortgage deal, we can make this happen. We will contact your mortgage lender and discuss with you the options available. We can then make the arrangements for you to complete all the necessary documents. We also have contacts with Independent Financial Advisors should you wish look at alternative products from other lenders.

## Quickly and efficiently resolving your property needs



Horse Lightly Fynn Residential Property Dept: 01202 551991 or email: [tjohn@hlf-law.co.uk](mailto:tjohn@hlf-law.co.uk)