

## 24 Hour Exchange Service



The way property transactions work has been under the spotlight for a long time. Frustrated by the lack of any real progress that benefits the consumer, Russell Baldwin & Bright, part of one of the country's largest independent groups of estate agents has produced an ideal solution for those that want to remove the awful uncertainty of the period between agreeing a deal and actually exchanging contracts. It enables contracts to be exchanged unconditionally within 24 hours of the buyer's lawyers receiving a full set of documents provided the buyer has the cash or if needed an unconditional mortgage offer for the purchase.

Now not everyone will want to exchange that quickly but it is really nice to know you can if you want to! Once you are ready to fully commit to the deal a unique insurance policy removes the need to wait weeks, for searches and other documents that are just proof of nothing being wrong. The policy supplied by a leading UK insurer provides protection if a problem is discovered later that would have been disclosed by the usual paper chase that lawyers have traditionally embarked upon.

Of course the main documents will still be checked which is why it is important that the seller's lawyer provides a full legal pack of documents including evidence of title. The rest is covered by an insurance policy.

Interestingly this method of conveyancing has been around for a long time. It is called title insurance and is used by most lenders when customers go to them for a re-mortgage. That is why 50 of the country's leading lenders have approved this product. It is also the way things are done in most of North America. No one knows quite why we Brits have not taken this up before. Now thanks to Russell Baldwin & Bright we all can choose to do so.

The next question must be "so how much will this all cost?" interestingly not as much as you would expect. Currently only an extra £500.00 plus VAT on top of the usual conveyancing fees. Also many of the usual extra costs of "disbursements" such as for searches are not incurred.

This is not the first time that Russell Baldwin & Bright has taken the lead in bringing to the market unique products for the benefit of their clients and customers. MoveFirst has been around for a few years and enables transactions to not only beat the average time to exchange but also means MoveFirst transactions are 60% more likely to complete. In the lettings sector with its rent guarantee scheme Russell Baldwin & Bright pays the rent within 10 days if approved tenants do not. Russell Baldwin & Bright also pay tenants compensation for loss of interest on deposits held.

For more information about this and the full range of services offered go to [www.rbbproperty.co.uk](http://www.rbbproperty.co.uk) or contact us on 0800 028 6966.

The Chancellors Group of Estate agents which trades as Anscombe & Ringland, Chancellors and Russell Baldwin & Bright has 50 sales and letting offices from central North West London through the home counties of Middlesex, Berkshire, Surrey, Buckinghamshire and Oxfordshire to Herefordshire and Powys. The group has won many national awards including Daily Mail Best UK Estate Agency, Best in their County, best Marketing and was chosen as Best Independent Estate Agent by Home Sale Network. Its brand new web site has been awarded four stars by WebUser magazine.