

So what will it Cost?

There are a number of unavoidable fees and outlays which must be discharged during the course of the transaction.

“Outlays” are monies paid out by your Solicitor to Third Parties on your behalf. Set out below are some sample outlays which may be payable when selling a house:

Outlays

Land Registry Fee re registration of Deed of Discharge € 40.00

Copy File Plan Folio €40.00

Bank Fee re Taking up Title Deeds €35.00

Bank Fee re Release of Security €60.00

Letter re Roads and Services €110.00

Commissioner Fees €60.00



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Selling a House

The Legal Process Explained

EOS Solicitors
*Efficient, Cost Effective, Streamlined
Legal Services.*



At EOS Solicitors we understand that the process of selling a house is one that can often be fraught with stress. Below is a brief guide which sets out the steps involved in buying a house from a legal point of view.

1. If the property you are selling is mortgaged and in negative equity you will need to contact your Bank as their consent to the sale will be required.

This can take a number of months and therefore if you are in negative equity you should speak to your Bank and your Solicitor before putting your house up for sale.

2. Once you have put your house on the market you should speak to your Solicitor in relation to obtaining the title deeds to the property. If the property is mortgaged they will be in the possession of the bank who will require a fee to send these to your Solicitor. Your Solicitor will need to give the bank an “undertaking” in order to obtain the title deeds which is basically a promise that they will either return the title deeds or pay off the monies necessary to enable the bank to release the mortgage. It can take up to one month for the bank to release the title deeds so it is useful to instruct your solicitor as early as possible.

found your Solicitor will draft and issue the Contracts of Sale to the Purchasers Solicitor and deal with any queries the Purchaser Solicitor raises.

3. Once the Purchasers have signed the Contracts your Solicitor will arrange to meet with you to sign the Contracts and other closing documents which the Purchasers Solicitor has requested.
4. A closing date will have been agreed and included in the Contract and on closing your Solicitor will hand over the title deeds to the property being sold and the Purchasers Solicitor will transfer the purchase monies.
5. If there is a mortgage on the property your Solicitor will pay over the balance outstanding on the mortgage and any other outstanding charges before releasing the remainder of the purchase monies to you.