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**SOLD: But Homebuyers Beware of Cost Cutting –
it may well cost you more in the long run**

You've finally sold your house and found your dream home, now it's time to get the practicalities of moving house in place. The costs start to add up and the temptation to cut corners and find low cost services to avoid spending extra cash is appealing. Familiar scenario?

The costs associated with moving home are continuing to increase and in these tight times many movers are taking risks to avoid spending extra cash. However this is a false economy. Buying a house is possibly one of the most important decisions you make and a major life changing event for most so why put it at risk by employing shoddy services that may put your purchase at risk?

The Internet has seen a wave of new entrants to this market with some quoting 'fixed-fees' as low as £99. Having been enticed by the initial fee, the online application will pile on the extras, such as; shared ownership fees, mortgage fees and stamp duty fees. The quote could escalate way beyond the initial £99 to anything in excess of £500.

David Green, CEO of MTA Solicitors and LawStore in Bromley explains, "A successful conveyancing department must offer the client a first class personal service at a competitive price. Attempting to provide the service by utilising non qualified staff with little or no experience and an over reliance on case management systems will lead to problems. When someone is making one of the biggest purchases of their life we believe they are entitled to have one person allocated to their case, to whom they will have direct access to."

Service and price is a major factor for the consumer during this expensive time but consumers must be aware that obtaining the cheapest possible price does not always buy a good service. The price has to be transparent, whether shopping on the Internet or taking a recommendation from you estate agent.

David Green advises, “Only sign up to the service when you have seen in writing what the final fee will be and not before. To dis-instruct a solicitor at a later date when the transaction has started leaves you liable for the fees incurred. Making the right enquires up front will save you money in the long run and hopefully secure you the service you deserve.”

The Law Society states that where ‘legal fees’ or similar expressions are used, the fees quoted should be the fees to be charge by the solicitor, it should not conceal a commission or referral fee to be paid to a third party. Any such commission or referral fee should be show separately.

“Customers need to be savvy in this competitive market, and make a decision based on quality of service as well as price. Realistically, fees should be around £500 for an average house in order to secure the services of a quality conveyancer,” Green says

“Remember conveyancing services can speed up your transaction and ultimately reduce the chance of a deal falling through. Making sure the process is as stress-free as possible is important and also ensuring that the consumer knows what to expect, how the service will be delivered and by who. You won’t get this kind of service from a faceless, online provider.”

LawStore, in The Glades in Bromley provides conveyancing services and offers a free 15 minute consultation, friendly, approachable legal advice and same day service.

- Ends -

Notes to editors:

The MTA LawStore is located at Unit 81, Regent Arcade, The Glades, Bromley BR1 1DD. It offers advice on anything from conveyancing, drafting a Will or what to do if facing an impending driving prosecution, in an informal, friendly environment. A 15-minute free consultation should ascertain the merits or pitfalls of the legal issue and should the matter

need to escalate to appointing a solicitor, LawStore offers extremely competitive rates which in most cases are recoverable from the other side.

Legal Clinics include:

- Wills and Probate
- Property Law and Conveyancing
- Personal Injury and Clinical Negligence
- Commercial / Consumer Law
- Commercial and Personal Debt Recovery
- Employment Law
- Driving Law

For more information please visit www.thelaw-store.co.uk.