



## What We Do for You – Residential Sale

Selling a home or investment property? We're here to make the process clear, safe, and stress-free from start to finish.

At 1836 Conveyancing, our job is to protect your legal and financial interests while ensuring everything runs smoothly behind the scenes.

Here's what we do for you:

**Prepare the Form 1 (Vendor Disclosure Statement)** – Accurately and promptly, ensuring compliance with South Australian legislation.

**Review the Contract of Sale** – We check for any risks, special conditions, or errors.

**Liaise with the Agent, Buyer's Conveyancer, and Your Lender** – Keeping the process on track to settlement.

**Manage Key Dates** – Settlement deadlines such as subject to finance or works dates.

**Handle Legal Documentation** – Including transfer documents, verification of identity (VOI), and settlement adjustments (council rates, water, emergency services levy, land tax, strata etc).

**Organise the Discharge of Mortgage** – So your loan can be discharged on time with settlement.

**Order your ATO Clearance Certificate** – To help ensure no funds are withheld on settlement.

**Prepare for and Attend Settlement** – We make sure funds are transferred, documents are lodged, and the property is sold and settled as per the terms of the contract.

**Keep You Informed** – With clear, regular updates so you're never left wondering where things are at.

We'll make sure everything is handled professionally, with no surprises at settlement.