

A large, stylized chevron shape pointing upwards, filled with a pattern of parallel yellow lines. The chevron is centered on a white background. At the bottom of the page, there is a solid teal horizontal bar.

The home
of **property**
transactions.



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Introduction



Welcome to our residential platform, a revolutionary way of completing every step of the property transaction process digitally.

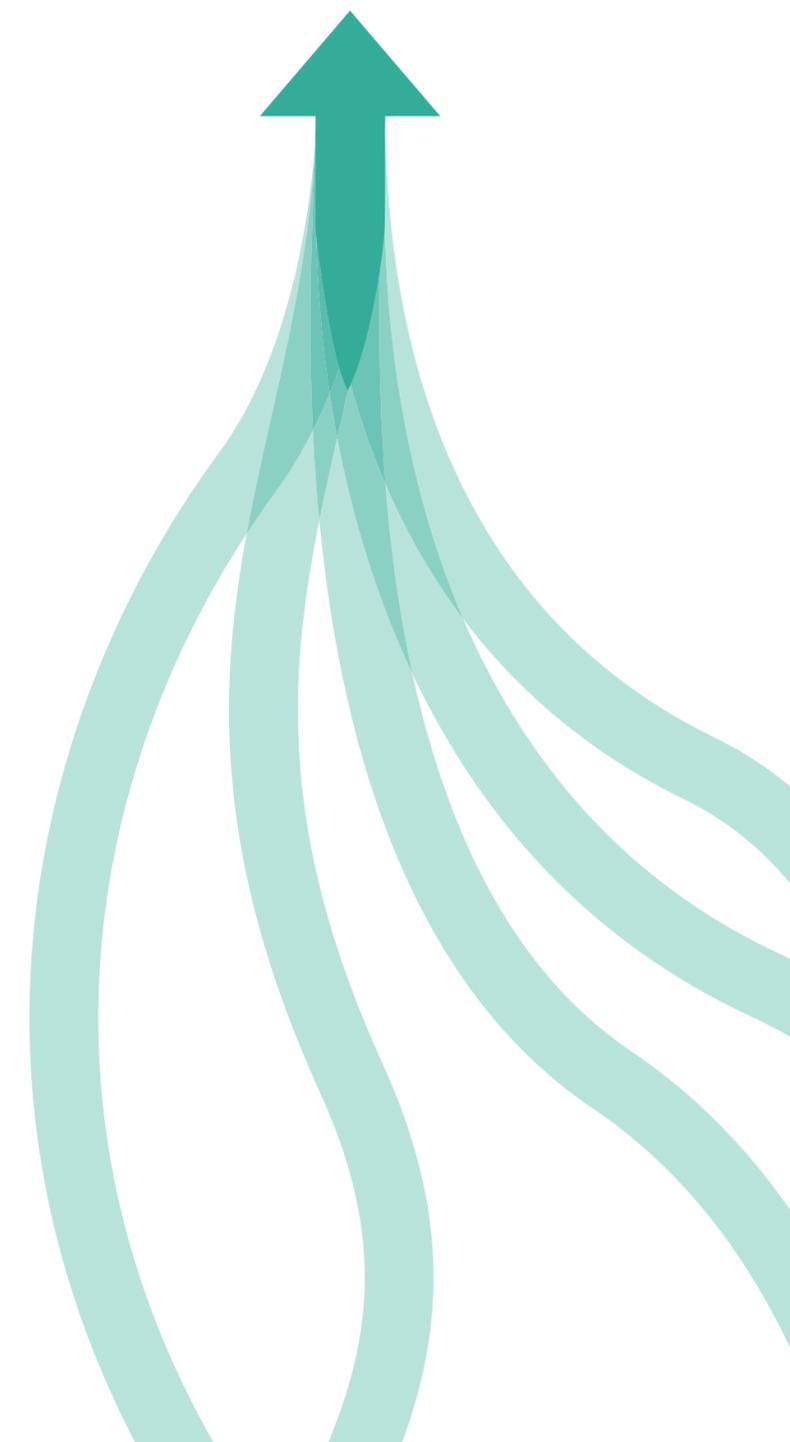
From Onboarding to Post-completion, our platform seamlessly integrates all of your conveyancing tasks into one single system, enabling greater productivity and efficiency.

Compatible and easily integrated into numerous case management systems, the platform automates many previously manual tasks, reducing time spent collating data and avoiding re-keying errors with pre-population. Vital insights enable transparency across every stage of a transaction so you never miss key dates.

It allows you to share standardised information with your teams so everyone has access to all cases to keep everything moving. You can also allow clients to upload their details from start to finish through their own devices.

The platform is having a significant impact in the market and, as the trend towards further digitisation in the property market continues, will become an invaluable must have for all.

Smart. Seamless. Secure. Welcome to the home of property transactions.



Key features



Our revolutionary digital conveyancing journey includes the following essential features:



eCOS

Electronic client onboarding that incorporates client care letters, Law Society TA forms, verification of identity and source of funds tools, onboarding questionnaires and AML checks.



Property Report

Create a report on title automatically and more consistently across all property transactions.



Searches

Order, obtain and record all searches through the same platform, with the option of results automatically returned to your case management systems (CMS).



SignIT

Obtain HMLR-compliant digital signatures for documents through DocuSign, improving efficiency for electronically signed deeds.



Indemnities

A comprehensive range of title insurance products so your clients are covered.



Due diligence

Access to Lawyer Checker, Client Bank Account Checker and more for all your due diligence needs.



Property enquiries

A centralised way of raising, responding to and managing property enquiries with the solicitor on the other side of the transaction.



Post-completion

Cuts the SDLT and AP1 process to just five minutes and provides access to a unique AP1 dashboard for lodging, monitoring and managing applications.

Onboarding



Start your property transaction journey using eCOS, your all-in-one onboarding solution that integrates seamlessly with your case management system and takes just 15 minutes rather than weeks.

eCOS platform

eCOS is a one-of-a-kind platform that allows you to get to know your clients at the start of a transaction. The user-friendly portal gives you visibility of the entire process and includes:

- Client care packs
- Identity and funds verification
- Onboarding questionnaires
- Law Society TA forms



Verification of identity and funds

Powerful, bank-grade identification tool that uses biometrics to verify clients' identity from anywhere in the world.

- Covers 3,500+ document types in more than 200 countries
- Trusted by brands such as Metro Bank, HSBC, Monzo, Barclays, TSB, Nationwide, among many others

Verification of Funds (VOF) captures real-time data from your client's bank account to verify the source of funds.

Takes just 15 minutes rather than weeks

A yellow rounded rectangular callout box with a white arrow pointing right. Inside the box is a bell icon with radiating lines, symbolizing a notification or alert. Below the icon, the text reads "Takes just 15 minutes rather than weeks".

Searches



Our new platform delivers residential and commercial search results in seconds to your case management system, now linking them to all other parts of your transaction.

HM Land Registry Searches

Connect directly to HM Land Registry through the platform for fast results, with requisition searches returned into your case management system automatically.

Search commercial and residential reports and access The Register, Office Copies, OS Priority searches, Bankruptcy, Land Charges and House Property Ownership information.

Available to anyone in the firm via the platform, so cases can keep moving when someone is absent.

It's future-proof too - our teams are continuously developing new and optimising existing technologies to ensure our platform meets the needs of the future.

Conveyancing / Property Searches

You can also access residential and commercial searches throughout England and Wales through the platform, with results returned imminently.

Features include:

- A comprehensive choice of search partners
- Easy-to-use mapping tools
- Delivers results straight to your email and on screen to multiple users



Indemnities



We all know conveyancing is a complex process and often exposes potential risks, so our platform gives you access to a comprehensive suite of insurance policies from our trusted partners.

These policies can be saved directly back to your case and cover all manner of issues, from Absence of Easement and Building Regulations to freehold charges and more.

You can look up your policies online, request bespoke indemnities and save, print or send complete policies to clients and colleagues.

Productivity



Game-changing digital conveyancing that streamlines your workflow, increases productivity and allows your team to unlock the potential of automation and intelligent data.

Property Enquiries

Gather the information you need from your clients and other law firms through this centralised solution for raising, responding to and managing property enquiries.

Full visibility means the case can be picked up in someone's absence, clear audit trails avoid delays while information is stored securely and sent and received via an email link.

The platform also digitises the paper-heavy TR1/TP1 transfer process, giving you a full end-to-end digital conveyancing system.

Feature	Benefit
Raise enquiries and send documents to any solicitor acting on the other side.	Reduces the management of emails and documents.
Automatically generate a document with all enquiries and responses to attach to the contract.	Removes additional time required at a critical stage of the transaction by creating client-friendly documents with all information included.
Select from predefined enquiries relating to search results, contract information, Leasehold enquiries, and more.	Saves time related to commonly raised enquiries.
Pass enquiries on to clients and third parties via a consumer workspace.	Increases the speed at which other parties can be updated on a transaction.
Declare when the enquiries are resolved.	Allows firms to progress to completing contracts faster.
The dashboard and notifications enable you to act quickly and provides visibility across your firm.	Prioritise your workload without having to rely on emails.

Productivity



Property Report

Draft your Property Report for clients in minutes using search, title and transaction data.

Property Report provides a standard format with pre-populated information from various searches to eliminate errors, improve compliance and produce a consistent report for your clients every time.

Allows you to automatically report on SDLT, identify rent charges from the Register and report on shared ownership. It can even suggest indemnity solutions to mitigate risks.

SignIT

The first HM Land Registry-compliant solution for submitting electronically signed deeds.

You can sign documents anytime, anywhere on any device using DocuSign, deliver them via a secure link and track and manage orders on your dedicated dashboard.

SignIT also works for HM Land Registry witnessed deeds, providing conveyancer certification, witness statement and signature, time and date and the IP address of the device used to sign.

This is a truly secure, certified electronic process that makes document signing instantaneous.

**Create
Property
Reports in
minutes**

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Due diligence



We provide access to crucial due diligence products that protect you, your firm and your clients from fraud and keep you up-to-date with the latest regulatory requirements. These include:



Lawyer Checker

Complete due diligence checks in real time using Lawyer Checker, which helps fight identity fraud by confirming the bank account details of the vendor's lawyer and whether it has previously acquired conveyancing-related funds.

Lawyer Checker looks at data from more than 10 databases and cross-checks the vendor conveyancer's address, the completion date, bank account details and SRA or CLC number.



Client Bank Account Checker

Another fraud protection measure, this is a fast and effective digital solution to check your clients' bank accounts.

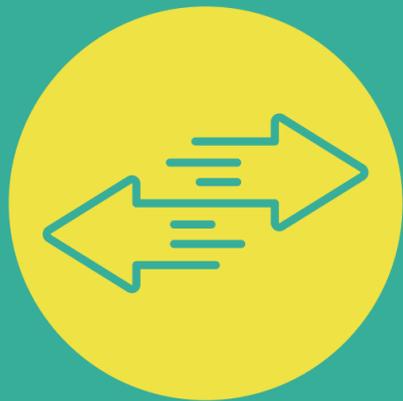
Client Bank Account Checker verifies data with Equifax, performs checks in real time on name, address and bank details and auto-completes bank address and contact details using the sort code.



Lender Handbook

The Lender Handbook is a set of rules conveyancers need to follow for property transactions that require a mortgage. Devised by more than 125 lenders, the rules are updated frequently, so this facility alerts you by email to any changes.

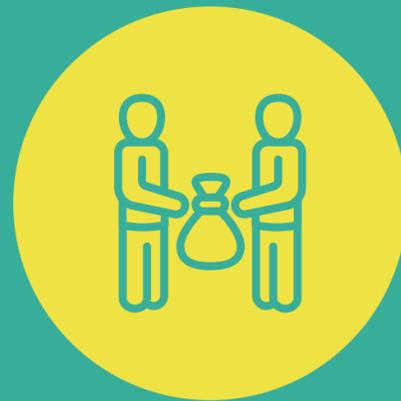
Due diligence



LMS integration

Keep lenders up-to-date with transaction milestones including priority searches and AP1 registration via lender panel manager LMS.

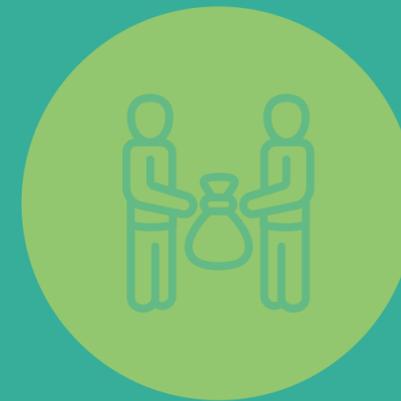
Thanks to LMS integration, you can accept mortgage offers via the platform, which automates other processes including returning priority search result certificates directly to LMS cases and returning updates once the AP1 is completed on the Register, saving you time.



AML

Our online, automated AML service performs anti-money laundering (AML) searches quickly and easily.

Fully compliant with AMLv4, SRA standards and the EU 5th Directive, the solution allows you to customise risk assessment options and search domestic and international individuals or companies.



It sends alerts throughout the duration of the transaction and gives you clear results and guidance on whether further investigation is needed. You can also refresh the results without ordering another AML in the event of non-compliance or error.

Post-completion



Integrated with HMRC and HM Land Registry, this post-completion tool saves you time, effort and money while maintaining consistency across your firm.

SDLT

An entirely digital process for completing and submitting Stamp Duty Land Tax (SDLT) forms online.

Benefits include:

- SDLT5 automatically returned within moments and attached to your AP1 application
- Vendor agent data linked to the SRA database for up-to-date information on the other side's solicitor
- Saves your HMRC credentials so you don't need to re-enter every time

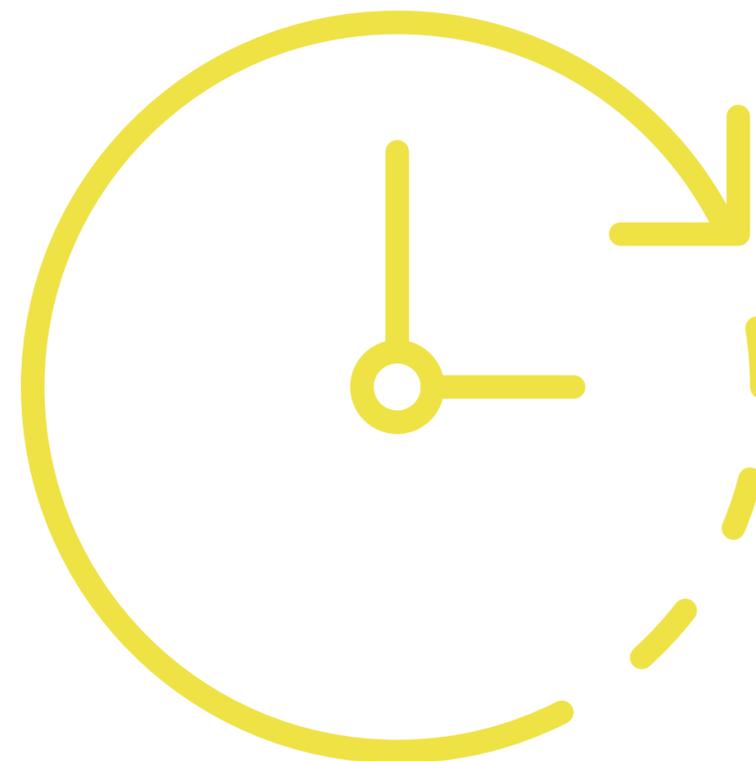
You can also calculate the net present value on a leasehold transaction, add or remove parties and view a list of reliefs that can be factored into the calculation.

AP1

A quick, easy and fully digital way to submit your AP1 and manage and monitor applications and requisitions so you never miss any key dates.

You get a direct connection with the case worker at HM Land Registry so you can respond quickly to requisitions, upload supporting documents, request application updates and review correspondence.

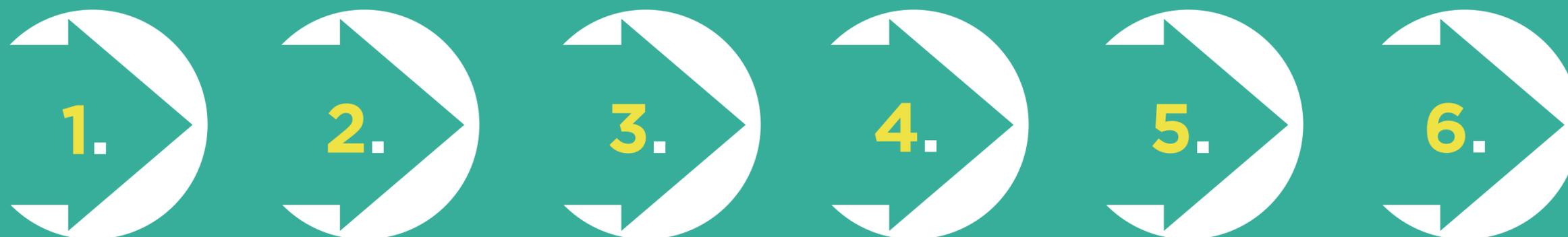
Up to 90% of the form is pre-populated using information from your case, meaning more accurate submissions and fewer requisitions, while the SDLT5 is automatically attached to speed up the process.



Integration opportunities



Integrating this revolutionary platform with case management systems is possible. This optional addition will improve efficiencies and maximise the full functionality available and our 6 step process will have you up and running in no time.



Tell us which case management system you use



We assess whether it is already integrated with the platform



We complete a client scoping document



We discuss requirements and agree timescales with you



We put the platform to the test



Platform goes live

A glimpse of the future



Our platform will positively change your future working practices...

The platform in figures

-  eCOS allows you to onboard clients in just 15 minutes
-  Property Report lets you produce a title report in 15 minutes
-  Up to 90% of post-completion forms pre-populated for you
-  Our platform saves you 4.9 hours per case

Digital conveyancing is the future of property transactions and our revolutionary platform seamlessly integrates all steps of the process into one easy-to-use system.

From Onboarding to Post-completion, the platform enables greater productivity, efficiency and accuracy.

‘The thing with new websites is that we all get used to the ‘old’ one, but this platform looks great and is just as easy to navigate.’

How to get in touch



For more information and to see a demo of the platform, contact us or visit our website:



helpdesk@searchacumen.co.uk



www.search-acumen.co.uk

