SELLERS / FREE DOWNLOAD

Seller Paperwork: TA6, TA7 and TA10 Explained

Gather the right evidence and answer carefully.

Understand the form set

The Law Society's revised TA6 (6th edition) and TA7 (5th edition) were adopted for relevant new Conveyancing Quality Scheme transactions instructed from 30 March 2026. Your conveyancer will tell you which forms apply. The TA10 is typically used to list fixtures and contents.

The TA6 asks about the home

Topics can include boundaries, neighbour disputes, notices, alterations, approvals, guarantees, insurance, flooding, utilities and other facts the seller knows. It is not an invitation to guess or conceal uncertainty.

Leasehold transactions need more

If you are selling a leasehold home, expect lease and management information: charges, insurance, accounts, major works, consents and contact details for the relevant parties. Third-party packs can take time.

Prepare a document folder

Gather title documents, planning decisions, building regulations certificates, FENSA or equivalent records where appropriate, electrical and gas paperwork, guarantees and service records. Not every property will have every document.

Use your solicitor's advice

Complete the forms honestly. Ask your conveyancer before saying "no" when the more accurate answer is "not known". Estate-agent marketing disclosure obligations are separate from these transaction forms.

FIVE QUESTIONS TO ASK

☐ Which form editions apply to my transaction?

☐ Do I know the exact boundary position?

☐ Have I disclosed disputes or past flooding?

☐ Can I evidence alterations and guarantees?

☐ Are leasehold accounts available?

COMMON MISTAKES TO AVOID

- Using an old form downloaded online
- Guessing dates or certificates
- Leaving leasehold pack requests until late in the sale

TRUSTED SOURCES

https://www.lawsociety.org.uk/topics/property/ta6-6th-edition

https://www.gov.uk/selling-a-home

General information, not individual legal, mortgage, financial, valuation or tax advice. Rules and rates may change; check current official guidance before acting.