

Signable



Conveyancing: Deeds

Signable for conveyancing



Since the pandemic, many professionals harnessed innovative technology to make work processes more accessible, catapulted by restrictions. The industry has inevitably changed, giving conveyancing a complete facelift.

There are many digital components in conveyancing that help the property market keep up with growing demand. Signable technology enables these conveyancers to realize a digitalized infrastructure and save them time, effort, and money.

“Achieving a long-term, sustainable and secure means of signing property transactions would be a significant component of a wholly digital conveyancing process.”

- Mike Harlow, Deputy Chief Executive and Deputy Chief Land Registrar (UK)

What has changed in 2021 for conveyancers?

- In July 2020, after pressure from conveyancers across the globe who found themselves working from home, the [Law Commission in the UK](#) concluded that an electronic signature could be witnessed in essentially the same way as a wet ink signature. Witnesses could now sign electronically, but, are still required to be physically present.
- This development meant ancient legalities that had bound law for centuries were finally being innovated for a better digitized ecosystem for conveyancers.



How to sign deeds electronically

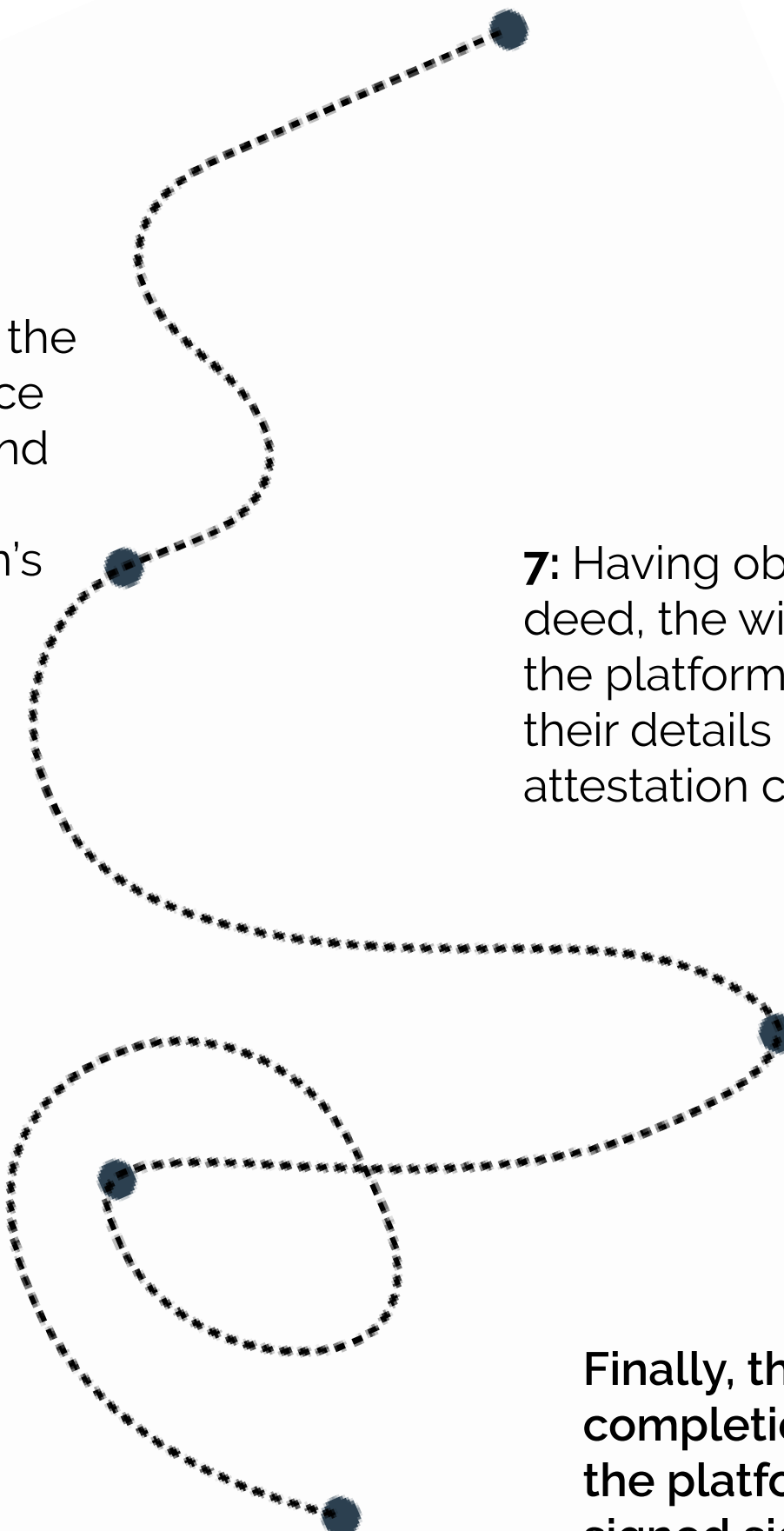


1: All parties agree to use one electronic signature platform in relation to the deed.

2: All parties have conveyancers acting for them.

3: A conveyancer is responsible for setting up and controlling the signing process.

4: The signing process: the conveyancer populates the platform with the signatories and witnesses name, email address and mobile phone numbers.



5: The signatories must sign the deed in the physical presence of a witness, with the date and time being automatically recorded within the platform's audit trail.

6: The witness signs and adds their address in the space provided, with the date and time being automatically recorded again.

7: Having observed the signatory sign the deed, the witness will receive an email from the platform inviting them to sign and add their details in the space provided in the attestation clause.

Finally, the conveyancer effects the completion of the deed by dating it on the platform, and producing the final signed signature page.

How do deeds work?

US: State law does not allow you to transfer real-estate orally, you need a written contract. That written document is called a DEED. This deed transfers ownership from one party to another.

The requirements for recording a deed are often different from the requirements for validity. These recording requirements are also state-specific

UK: To be a deed the document must: be in writing, make clear on its face that it is intended to be a deed by the person making it or the parties to it.

This can be done by the document describing itself as a deed or expressing itself to be executed as a deed 'or otherwise'



How do eSignatures help with deeds?



Using a digital site to create deeds and send them electronically is one way to ensure that information is shared correctly and mistakes are not hidden.

Documents are deemed 'binding' when there is a full certificate of authenticity with every document signed. This authenticity includes a breakdown of who signed, their IP address and documents unique fingerprint, which Signable provides.

In the case of time scales for signing deeds, two directors need not be in the same place and time for signing. By harnessing eSignatures, one director can sign and send to their counterpart, who adds their e-signature to the document later.

We're already helping these customers...





Signable

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