

CONVEYANCING FEES

Our firm's legal costs and disbursements (fees paid to third parties on your behalf).

- **Please note: We do not pay referral fees to third parties for introduction of work.
We do not make separate charges for acting for a mortgage lender, completing and filing the Stamp Duty Land Tax return, file storage, postages, telephone calls, photocopying and faxes**

FREEHOLD RESIDENTIAL SALE

The transaction should take on average approximately 6 – 10 weeks to complete, depending to an extent on the purchasers' progress with their mortgage and searches etc and other parties in the chain. We undertake a lot of work to ensure that matters progress smoothly, to include taking your instructions and providing advice, preparing the contract pack involving obtaining Land Registry documents and providing documents for you to complete, dealing with enquiries raised by the purchasers' solicitors, approving the Land Registry Transfer, attending you to sign the contract and transfer once enquiries have been resolved, exchanging contracts, completing the sale and redeeming any mortgages and accounting to you for the net proceeds of sale after discharging the agent's bill.

Sale Price	Estimated Legal Fees	VAT
Up to £150,000	£500.00	£100.00
Up to £350,000	£600.00	£120.00
Up to £500,000	£700.00	£140.00
Above £500,000	£800.00	£160.00
Disbursements	Cost	VAT
Bank Transfer Fee (mortgage redemption)	£25.00	£5.00
Identity Verification Fee (per person)	£14.95	£2.99
Bankruptcy Search Fees (per person)	£2.90	Nil
Land Registry Official Copy Registers & Plan (plus fees (variable) for additional Documents)	£7.80	Nil
Index Map Search	£4.90	Nil

- 10% of properties sold as a freehold have a Management Company maintaining the grounds. The disbursement costs associated with becoming a party to this arrangement could be between £100 - £500

Freehold Residential Purchase

The transaction should take on average approximately 6 – 10 weeks to complete dependent on other parties in the chain. We undertake a lot of work to ensure that matters progress smoothly, to include taking your instructions and providing advice, checking your finances are in place, carrying out searches and analysing the results, making any necessary enquiries of the sellers' solicitors and checking the replies, drafting the Land Registry transfer and advising you on the agreed transfer and the contract and other documents to include the mortgage offer (if any) and attending you to sign the documents and reporting the results of our enquiries, exchanging contracts, requesting mortgage funds (if required), transferring funds to complete the purchase, submitting the Stamp Duty Land Transaction Return and paying any necessary stamp duty, finally registering your purchase with the Land Registry and forwarding the relevant documents to you.

Purchase Price	Estimated Legal Fees	VAT
Up to £150,000	£550.00	£110.00
Up to £350,000	£650.00	£130.00
Up to £500,000	£750.00	£150.00
Over £500,000	£850.00	£170.00
Disbursements	Cost	VAT
Local Authority Search	£75.00	£15.00
Drainage & Water Search	£53.00	£10.60
Environmental Search	£42.50	£8.50
Mining Report (if necessary)	£42.67	£8.53
Bank Transfer Fee	£25.00	£5.00
Identity Verification Fee (per person)	£14.95	£2.99
Source of Funds Check	£9.95	£1.99
Bankruptcy Search Fees (per person)	£2.90	Nil
Land Registry Search Fee	£3.90	Nil
Document Submission Fees	£9.60	Nil

- **Additional disbursements to be confirmed to include Stamp Duty and Land Registry registration fees. These costs are dependent on the purchase price.**

LEASEHOLD or SHARED OWNERSHIP SALE

There is substantially more work involved in selling a leasehold property as we have to deal with the freeholder and/or any managing agent or company, in obtaining documents from them and assisting with additional enquiries raised by the solicitors for the buyer.

Supplementary legal fees for the additional work involved: £100 plus £20 VAT

Disbursements (Supplementary to those listed above):

We will provide the following costs information as soon as we receive confirmation:

Managing Agent/Management Company Fee (for provision of additional information).

LEASEHOLD or SHARED OWNERSHIP PURCHASE

There is substantially more work involved in purchasing a leasehold property, as we have to deal with the freeholder and/or any management agent or company and raise additional enquiries with regard to the documents provided by them.

Supplementary legal fees for the additional work involved: £150 plus £30 VAT

Disbursements (Supplementary to those listed above):

We will provide the following costs information as soon as we receive confirmation:-

1. Notice of Transfer Fee
2. Notice of Mortgage Fee
3. Deed of Covenant Fee
4. Certificate of Compliance Fee

NEWBUILD PURCHASE

Supplementary legal fees for the additional work involved: £100 plus £20 VAT

TRANSFER OF EQUITY £300 plus £60 VAT

RE-MORTGAGE £300 plus £60 VAT

**LEASE EXTENSION
(Acting for Leaseholder)** £450 plus £90 VAT

**LEASE EXTENSION
(Acting for Freeholder)** £650 plus £130 VAT

SHARED OWNERSHIP STAIRCASING £300 plus £60 VAT

DECLARATION OF TRUST £100 plus £20 VAT

- **Please note: There may be factors that could result in an increase in our fees but if this is anticipated we will inform you at the earliest opportunity.**