

## Residential Property

### Scale of Minimum Charges

Estimates are given in good faith and our Standard Terms and Conditions of Business will apply to our services. In the vast majority of cases we do not need to vary estimates. However, unless otherwise agreed, our fees may be higher or lower than estimates given, for instance, if significant further work is required in addition to that originally envisaged or if the timetable is extended materially, our fees could be greater than the estimate. In such cases our charges will be calculated principally by reference to the time spent on the matter (as set out in the Section 11 of our Standard Terms and Conditions). Should it become apparent at any time during the course of this transaction that further work will be required, or if any difficulties have arisen which might make an increase in our fees necessary, we shall of course let you know.

Disbursements (out of pocket expenses) will be charged in addition to professional fees and all fees and disbursements are (where liable) subject to VAT or similar taxes.

On a sale, disbursements are relatively limited. On a purchase, disbursements are more substantial. They will include search fees (£200-£500), Land Registry fees (£40-£910) and Stamp Duty Land Tax (based upon the purchase price) are the principal disbursements, and we will include the amount of these in our estimate once we have the necessary details.

On property transactions we normally expect payment of our invoice on completion. If the matter does not proceed to completion then a charge will be made in respect of the work that has already been undertaken and for any disbursements incurred.

Our fees will include taking the following steps in connection with a transaction.

- Taking your instructions and providing initial advice
- Verifying identity in accordance with Money Laundering Regulations
- Supplying a contract and title documentation to your buyers and obtaining it from your sellers;
- Checking that the sellers have good title;
- Undertaking pre-contract searches
- Raising any pre-contract enquiries
- Reviewing the conditions attaching to your mortgage offer
- Reporting to you on the transaction and advising you on all documentation relating to the transaction
- Agreeing the terms of the contracts for both the sale and purchase;
- Agreeing completion dates and exchanging contracts on both transactions at once; this is the stage at which you are committed to the move;
- Making the pre-completion legal arrangements and checks;
- Ascertaining redemption figures in respect of loans
- Completing the transaction on the moving day (completion date):-

Receiving the purchase money from your sale;

Receiving mortgage funds;

Paying for your new house;

Sending any surplus to you;

- Having a third party expert prepare your Stamp Duty Land Tax Return with our paying the Stamp Duty Land Tax to HMRC on completion
- Acting for your lenders to make sure that their interests are properly protected.
- Applying to register the transaction at the Land Registry
- Accounting to you for any monies held

Although it can often be quicker, we usually find that, on a typical conveyancing transaction, where there are no unexpected complications, where all parties are ready willing and able to exchange and complete without delay, we are ready to exchange within four weeks of receipt of instructions and completion within a further two to four weeks.

<b>Purchase or Sale Price</b>	
£0.00 - £500,000.00	£1,200.00
£500,001.00 - £750,000.00	£1,400.00
£750,001.00 - £1,000,000.00	£1,500.00
£1,000,001.00 - £1,500,000.00	£1,750.00
£1,500,001.00 - £2,000,000.00	£2,250.00
£2,000,001.00 or above	We will agree a fee with you on application
<b>Plus</b>	
SDLT Administration fee (Purchase only)	£150.00 plus VAT
Indemnity Premium	£75.00 plus VAT
Electronic Storage fee	£15.00 plus VAT
Bank TT fee	£35.00 plus VAT
Printing & Postage	£40.00 plus VAT
<b>Additional fees</b>	
New Build Purchase fee	£450.00 plus VAT
Leasehold Sale	£250.00 plus VAT
Leasehold Purchase	£250.00 plus VAT
Unregistered Title	£150.00 plus VAT
Mortgage (mainstream Lender)	£150.00 plus VAT
Help to Buy Purchase	£250.00 plus VAT
LISA	£75.00 plus VAT
ISA	£50.00 plus VAT
Re-Mortgage	750.00 plus VAT
Transfer of Equity	£750.00 plus VAT
Transfer of Equity with Mortgage	£925.00 plus VAT

Redeeming Additional Mortgages	£125.00 plus VAT
Shared Ownership	£250.00 plus VAT
Equity Release	£1,000.00 plus VAT
Equity Release (Leasehold)	£1,150.00 plus VAT
Declaration of Trust	£275.00 plus VAT
ILA	£500.00 plus VAT
HMLR and SDLT Admin fee	£6.00
Third Fort ID Check	£11.94 per person