

SALE OF RESIDENTIAL PROPERTY PRICE LIST

Sale Price	Fee	VAT	Land Registry Title	Total
< £99,999.99	£695.00	£139.00	£7.20	£841.20
£100,000.00 to £299,999.99	£745.00	£149.00	£7.20	£901.20
£300,000.00 to £399,999.99	£795.00	£159.00	£7.20	£961.20
£400,000.00 to 499,999.99	£845.00	£169.00	£7.20	£1,021.20
£500,000.00 to £749,999.99	£895.00	£179.00	£7.20	£1,081.20
£750,000.00 to £999,999.99	£995.00	£199.00	£7.20	£1,201.20
£1m and over	0.10%	@20%	£7.20	

Our Fee includes all of the following which we do not charge an additional fee for:

- No mortgage redemption fees
- No bank transfer fees or charges
- No postage, copying or archiving fees or charges

Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction. If the property is **leasehold** a leasehold fee of **£150.00 plus VAT** will also be payable.

Why are leasehold transactions more expensive?

The higher fee for leasehold transactions reflects the additional work incidental to checking the Lease, obtaining replies to leasehold enquiries from landlords, management companies and managing agents, apportioning ground rent and services charges on completion and negotiating retention clauses where service charges are based on estimated costs. Please note additional fees are likely to be payable to whoever collects your ground rent and/or service charges for supplying the required information.

Land Registry Documents

The amount quoted is for a copy of the registered title and title plan. Additional documents may be required at a cost of £3.00 per document.

Additional Fee Guide

Additional fees will be payable for the following works which are **outside the scope of a typical sale**:

	Fee	VAT	Total
Redemption of additional charge or removal of a restriction	£95.00	£19.00	£114.00
Transfer of a share of freehold alongside a leasehold sale	£95.00	£19.00	£114.00
Management company restrictions (on freehold property) and additional work incidental thereto	£95.00	£19.00	£114.00
Sale of unregistered land/preparation of an Epitome of Title	£150.00	£30.00	£180.00
Preparation of a Sworn Statement in connection with a title defect	£195.00	£39.00	£234.00
Applying for an SDLT Surcharge Reclaim alongside a sale	£195.00	£39.00	£234.00
Staircasing (acquiring further shares in a shared ownership before sale)	£295.00	£59.00	£354.00

Redemption (includes porting) of an Islamic Mortgage	£395.00	£79.00	£474.00
Approving a Deed of Variation to correct a Lease Defect	£495.00	£99.00	£594.00
Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Drafting or negotiating an Exclusivity Agreement	£795.00	£159.00	£954.00
Preparing a new Lease or Transfer of Part for a Sale of Part (<i>except that this may be waived for a simple transfer of garden land</i>)	£995.00	£199.00	£1,194.00
Extending a Lease term by agreement with the Landlord alongside a sale	£995.00	£199.00	£119.00

PURCHASE OF RESIDENTIAL PROPERTY PRICE LIST

Purchase Price	Fee	VAT	Land Registry Final Searches	Land Registry Fee	Total
< £80,000.00	£745.00	£149.00	£3.60	£20.00	£917.60
£80,001.00 to £100,000.99	£795.00	£159.00	£3.60	£40.00	£997.60
£100,001.00 to £200,000.99	£845.00	£169.00	£3.60	£95.00	£1,112.60
£200,001.00 to £300,000.99	£895.00	£179.00	£3.60	£135.00	£1,212.60
£300,001.00 to £400,000.99	£945.00	£189.00	£3.60	£135.00	£1,272.60
£400,001.00 to £500,000.99	£995.00	£199.00	£3.60	£135.00	£1,332.60
£500,001.00 to £999,999.99	£995.00	£199.00	£3.60	£270.00	£1,467.60
£1m and over	0.10%	@20%	£3.60	£455.00	

Our Fee includes all of the following which we do not charge an additional fee for:

- No mortgage redemption fees
- No bank transfer fees or charges
- No postage, copying or archiving fees or charges

Leasehold Fee

The above fees include all work incidental to a usual freehold transaction. If the property is leasehold a leasehold fee of £250.00 plus VAT will also be payable.

Why are leasehold transactions more expensive?

Why are leasehold transactions more expensive? Additional work is required which includes reviewing the lease and checking it meets your lender's requirements; including checking the provisions for repairs and maintenance of the building, reporting to you on the suitability of the lease and the obligations of the landlord and any management company, checking for any defective cladding issues, apportioning ground rent and services charge, negotiating retentions where service charges are based on estimates and complying with the landlord's requirements on completion. Administration fees may also be payable to the landlord and/or management company on completion.

Stamp Duty Land Tax

You will also need to factor in the amount of stamp duty you will need to pay. The amount payable will depend upon a number of factors including what, if any, other property you own or have a major interest in and whether or not you are a first-time buyer.

We recommend that you use the HMRC's Stamp Duty Calculator to calculate your exact liability. Here is the link: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Alternatively, get in touch and we will check this for you.

Search Services Pack

As a buyer you are deemed to have knowledge of information contained in public records. The search services includes searches of the local authority, water authority and coal board's public records as well as a comprehensive environmental report (includes HS2 and flood risk). Some properties may not require a coal authority search which will reduce the pack price. Occasionally additional searches may be recommended. Search fees vary from area to area. Please contact us for a detailed quote.

Land Registry Searches

The Land Registry Searches includes one final Land Registry priority search at a cost of £3.00 plus VAT, which is carried out prior to exchange of contracts to ensure a period of priority pending completion during which no new entries can be noted on the registered title. Bankruptcy searches may also be required at a cost of £2.00 plus VAT each and will be carried out against each purchaser and anyone else providing funds to assist with the purchase, such as a parent gifting part of a deposit.

The price quoted is therefore indicative only and is based on only one priority search being required. Additional searches may be required.

Land Registry Fee

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 50% reduction on the full fee payable.

Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry. Where the increased fee applies the Land Registry fee stated is multiplied by two.

Additional Fee Guide

The above fees include all work incidental to a usual transaction. Additional fees will be payable for the following works which are **outside the scope of a typical instruction**:

	Fee	VAT	Total
Submitting a Help to Buy ISA Bonus Request	£50.00	£10.00	£60.00
Additional fee where buyer is company and buying with a mortgage in respect of complying with company law aspects and registration of charge at Companies House	£95.00	£19.00	£114.00
Additional fee where loan is a short-term bridging loan and we are acting for the specialist lender also	£95.00	£19.00	£114.00
Assignment of a share of freehold alongside a leasehold	£95.00	£19.00	£114.00
Preparing a Deed of Covenant or Licence to Assign where required by but not prepared by Landlord and/or Management Company	£125.00	£25.00	£150.00
Preparing Epitome of Title for registration of unregistered title deeds at Land Registry	£150.00	£30.00	£180.00
Preparing a Declaration of Gift and work incidental thereto	£195.00	£39.00	£234.00
Affordable Housing Schemes (<i>e.g. Help to Buy, Shared Equity, Shared Ownership</i>)	£195.00	£39.00	£234.00
Reporting to lender's solicitors where separately represented	£195.00	£39.00	£234.00
Preparing and advising in relation to a simple Declaration of Trust (<i>e.g. to protect an additional lump sum investment</i>)	£250.00	£50.00	£300.00
Preparing and advising in relation to a complex Declaration of Trust	Price on request		
Equity Release Mortgage	£395.00	£79.00	£474.00
Approving a Deed of Variation to correct a Lease Defect	£495.00	£99.00	£594.00

Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Acting where Islamic Mortgage being used to fund the purchase	£795.00	£159.00	£954.00
Negotiating an Exclusivity Agreement	£795.00	£159.00	£954.00
Lease extensions where terms agreed with Landlord alongside a purchase	£995.00	£199.00	£1,194.00

REMORTGAGE OF RESIDENTIAL PROPERTY PRICE LIST

When you change mortgage provider from one lender to the another a conveyancer is required to check that the property's title is suitable security for the new lender and to also oversee repayment of the old mortgage and removal of the registered charge from the registered title at Land Registry and registration of the new charge in favour of the new lender at the Land Registry.

A conveyancer may also need to be instructed when switching from one product to another with the same lender and quite often the process will be the same with the current mortgage being repaid and a new mortgage being granted.

Free-legal versus instructing your own conveyancer

Many lenders will offer a free-legal service whereby they instruct their own solicitor to complete the remortgage on their behalf. It is important to note in these circumstances the conveyancer **only acts for the lender**. They do not also act for you as the borrower and the service is very basic with additional fees payable for any additional work. There will also often be additional charges payable to the lender such as bank transfer fees, ID search fees etc. which will all help to bump up the fee for the lender's conveyancer.

Many lenders will offer a cash-back alternative, typically between £250 and £500, as a contribution towards your conveyancing costs so that you are free to choose a conveyancer to act for you and the lender. Where this is an option, it is definitely worth considering as it will give you much more control over your transaction.

Purchase Value	Fee	VAT	Land Registry Title	Land Registry Fee	Total
< £100,000.00	£395.00	£79.00	£3.60	£20.00	£497.60
£100,001.00 to £200,000.99	£395.00	£79.00	£3.60	£30.00	£507.60
£200,001.00 to £500,000.99	£395.00	£79.00	£3.60	£40.00	£517.60
£500,001.00 to £1m	£495.00	£99.00	£3.60	£60.00	£657.60
£1m and over	0.05%	@20%	£3.60	£125.00	

Our Fee includes all of the following which we do not charge an additional fee for:

- No mortgage redemption fees
- No bank transfer fees or charges
- No postage, copying or archiving fees or charges

Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction, including redemption of a mortgage and all bank transfer fees. If the property is **leasehold** a leasehold fee of £150.00 plus VAT will also be payable.

Why are leasehold transactions more expensive?

Additional work is required which includes reviewing the lease and checking it meets your lender's requirements, including checking the provisions for repairs and maintenance of the building, reporting to you on the suitability of the lease and the obligations of the landlord and any management company, checking for any defective cladding issues and complying with the landlord's requirements on completion. Administration fees may also be payable to the landlord and/or management company on completion.

Land Registry Searches

The Land Registry Searches includes one final Land Registry priority search at a cost of £3.00 plus VAT, which is carried out prior to exchange of contracts to ensure a period of priority pending completion during which no new entries can be noted on the registered title. In addition, bankruptcy searches are £2.00 plus VAT each and will be carried out against each purchaser and anyone else providing funds to assist with the purchase, such as a parent gifting part of a deposit.

CHANGE OF OWNERSHIP OF RESIDENTIAL PROPERTY PRICE LIST

If the property is or will be mortgaged, the fees and expenses incurred will be as per our Re-mortgage Price List with the Change of Ownership Fee added. If the property is mortgaged please therefore refer to our Re-mortgage Price List in the first instance.

If you are being removed from the title, we will approve the Transfer document prepared by the remaining owner's solicitors for a fixed fee of £295.00 plus VAT. There are no additional costs if you are being removed from the title.

If the property is mortgage free and will remain mortgage free and **we are acting for the remaining and/or new owner(s)** the cost would be as set out in the table below.

Purchase Value	Fee	VAT	Land Registry Title	Land Registry Fee	Total
< £100,000.00	£395.00	£79.00	£3.60	£20.00	£497.60
£100,001.00 to £200,000.99	£395.00	£79.00	£3.60	£30.00	£507.60
£200,001.00 to £500,000.99	£395.00	£79.00	£3.60	£40.00	£517.60
£500,001.00 to £1m	£495.00	£99.00	£3.60	£60.00	£657.60
£1m and over	0.05%	@20%	£3.60	£125.00	

Our Fee includes all of the following which we do not charge an additional fee for:

- No mortgage redemption fees
- No bank transfer fees or charges
- No postage, copying or archiving fees or charges

Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction. If the property is **leasehold** a leasehold fee of £150.00 plus VAT will also be payable.

Why are leasehold transactions more expensive?

Additional work is required which includes reviewing the lease and checking it meets your lender's requirements, including checking the provisions for repairs and maintenance of the building, reporting to you on the suitability of the lease and the obligations of the landlord and any management company, checking for any defective cladding issues and complying with the landlord's requirements on completion. Administration fees may also be payable to the landlord and/or management company on completion.

Stamp Duty

If you are acquiring an interest or additional share in a property you may be liable to pay stamp duty. The amount payable will depend upon a number of factors, including what, if any, other property you own or have a major interest in and whether the property will be your main home or is a buy to let property. Stamp duty is payable on the consideration paid for the additional share. This includes the value of any mortgage you are released from.

We recommend that you use the HMRC's Stamp Duty Calculator to calculate your exact liability. Here is the link: <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Alternatively, get in touch, and we will check this for you.

Searches or No-Search Indemnity Insurance

If you are acquiring an interest in a property, you are expected to have full knowledge of all matters contained in public records. Purchasers are advised to obtain a search pack which includes local, drainage, coal and environmental searches. Occasionally additional searches may be recommended. Search fees vary from area to area. Please contact us for a detailed quote. Alternatively, no-search indemnity insurance can be obtained which insures against financial loss arising as a result of something which the searches would have revealed.

Land Registry Searches

The Land Registry Searches Includes one final Land Registry priority search at a cost of £3.00 plus VAT, which is carried out prior to exchange of contracts to ensure a period of priority pending completion during which no new entries can be noted on the registered title, and two bankruptcy searches. Bankruptcy searches are £2.00 each and will be carried out against each purchaser and anyone else providing funds to assist with the purchase, such as a parent gifting part of a deposit.

Land Registry Fee

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 50% reduction on the full fee payable.

Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry. Where the increased fee applies the Land Registry fee stated should be multiplied by 2.

The Land Registry Application Search Services Fee is an administrative fee payable to one of our service providers for using their electronic Land Registry application submission tool.

Additional Fee Guide

The above fees include all work incidental to a usual transaction. Additional fees will be payable for the following works which are **outside the scope of a typical instruction**:

	Fee	VAT	Total
Management company restrictions on a freehold property	£95.00	£19.00	£114.00
First registration of unregistered title deeds	£150.00	£30.00	£180.00
Preparing a statement where title defect or name discrepancies	£195.00	£39.00	£234.00
Preparing and advising in relation to a simple Declaration of Trust	£250.00	£50.00	£300.00
Preparing and advising in relation to a complex Declaration of Trust	Price on request		
Approving a Deed of Variation to correct a Lease Defect	£495.00	£99.00	£594.00
Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Preparing a new Lease or Transfer of Part for a remortgage of part	£995.00	£199.00	£1194.00
Extending a Lease term by agreement with the Landlord	£995.00	£199.00	£1194.00

Should you be concerned that any of the above additional charges might apply please contact us to enquire.