RESIDENTIAL CONVEYANCING FEES

Price of property	Professional Fees
Up to £499,999	£1,500 + VAT
£500,000 – £699,999	£1,750 + VAT
£750,000.00 – £999,999	£2,000 + VAT
£1,000,000 +	.25% + VAT

ADDITIONAL COST (These may apply depending on your transaction) VAT is payable on all fees

Gifted Deposit Declaration	£150.00
Help to Buy ISA bonus account (per account)	£100.00
Help to Buy Equity Charge	£250.00
Occupier's Consent	£125.00
Occupier's Signature on Sale Contract	£50.00
Service charge retention – Post Completion	£150.00
Discharging Additional Charge (Per Charge)	£150.00
Drafting and lodging Deed of Covenant	£150.00
Obtaining Indemnity Insurance	£60.00
Obtaining references and dealing with License to Assign	£250.00
Transfer of Share Certificate	£75.00
New Builds	£500.00
Leaseholds	£150.00
Preparation and Submission of SDLT Return	£100.00
General Power of Attorney	£350.00
Unregistered land	£250.00

Declaration of Trust costs (Estimated)	£500-£750
Accelerated Exchange – fewer than ten working days	£500.00
Acting for your High Street Lenders	£350.00
Acting for your Non-High Street Lenders	£1500.00
Dealing with 3rd Party Lenders Solicitors	£350.00
Dealing with 3rd Party Lenders Solicitors (Non-High Street)	£750.00
Corporate Client – Dealing with Companies House	£350.00
Non-UK Residents/Source of Funds Up to £499,999.00 £500,000.00 - £699,999.00 £700,000.00 - £999,999.00 £1,000,000.00 +	 £500.00 £1000.00 £1500.00 £2500.00
UK Resident - Fees for additional Source of Funds Investigation	£500.00 - £1000.00

DISBURSEMENTS (INCL. VAT)

Bank Charges (Per Transaction)	£36.00
Anti-Money Laundering Checks (Per Person)	£15.00
Search Fees (Estimated)	£350.00
Bankruptcy Search (Per Person)	£2.90
HM Land Registry Search	£3.90
Lenders Portal Fees	£18.00
E-Filing SDLT	£4.80
E-Filing HM Land Registry	£4.80
Companies House Document Registration (Per document)	£30.00
Company Search	£25.00

Lawyer Checker	£18.00
Obtaining Office Copies of the Title (Per Document)	£3.60
HM Land Registration	See Below
Stamp Duty	See Below

HM Land Registration Fees (NO VAT)

Scale 1 fees

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title	Voluntary first registration (reduced fee)
0 to £80,000	£45	£20	£45	£30
£80,001 to £100,000	£95	£40	£95	£70
£100,001 to £200,000	£230	£100	£230	£170
£200,001 to £500,000	£330	£150	£330	£250
£500,001 to £1,000,000	£655	£295	£655	£495
£1,000,001 and over	£1,105	£500	£1,105	£830

Scale 2 fees

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers of whole, charges of whole, transfers of charges and other applications of whole of registered titles	Apply using the portal or Business Gateway for registration of transfers of part, and all other Scale 2 applications that do not affect the whole of a registered title
0 to £100,000	£45	£20	£45
£100,001 to £200,000	£70	£30	£70

Value or amount	Apply by post	Apply using the portal or Business Gateway, for transfers of whole, charges of whole, transfers of charges and other applications of whole of registered titles	Apply using the portal or Business Gateway for registration of transfers of part, and all other Scale 2 applications that do not affect the whole of a registered title
£200,001 to £500,000	£100	£45	£100
£500,001 to £1,000,000	£145	£65	£145
£1,000,001 and over	£305	£140	£305

Our firm's policy is to make property acquisitions as easy, straightforward, and fast as possible by providing efficient services with competitive fees. We aim to keep our clients informed at each stage of the transaction. We are particularly sensitive to the needs of first-time buyers, experienced buyers and foreign investors respectively.

Purchase of a residential property

Our fees cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Conveyancer's fees and disbursements are as stated above.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website.

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 4-8 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first-time buyer, purchasing a new build property with a mortgage in principle, it could take 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2-4 months. In such, a situation additional charges would apply.

Stages of the process – Please refer to our checklists

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to

include:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

Additional disbursements Purchase of a leasehold residential property

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £60.00 - £300.00 Plus VAT.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £60.00 - £300.00 Plus VAT.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £60.00 - £300.00 Plus VAT.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £60.00 - £300.00 Plus VAT.

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Our fee assumes that:

a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to

completion or the preparation of additional documents ancillary to the main transaction

b. this is the assignment of an existing lease and is not the grant of a new lease

c. the transaction is concluded in a timely manner and no unforeseen complication arise

d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Sale – Stages of the process – Please refer to our checklist

The work that we will undertake for you will include:

- Proving the title to the property.
- Replying to enquiries that arise from the searches, title and local government information for the property;
- reviewing pre-contract enquiries by the buyer;
- negotiating the Sale contract;
- negotiating the Transfer document;
- obtaining a management leasehold pack
- advising you in respect of your mortgage redemptions;
- preparing a report on title;
- proceeding to exchange of contracts and then completion of the Sale;
- transferring funds by telegraphic transfer to the mortgagees, estate agents and for relevant taxes;
- Discharging the mortgage at the Land Registry.

Remortgage - Stages of the process

- Proving the title to the property, to include:
- Obtaining the searches, title and local government information for the property;
- reviewing the searches, title and local government information for the property
- obtaining a management leasehold pack (If Leasehold)
- advising you in respect of your mortgage redemptions;
- Redeeming all Charges and Discharging the mortgage at the Land Registry
- Payment of Proceeds