



*Fee Structure - Sale*

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# Timescales

Every property purchase is different with their own unique circumstances which makes giving an accurate timescale difficult. On average, it would normally take between 12 – 16 weeks from receiving your initial instructions to get to legal completion. However, there are a number of factors or issues that can arise during the course of a transaction that can lead to a purchase taking longer than this and these timescales cannot be guaranteed.



# Professional Fees

## Our standard fees include:

- + Taking instructions and providing initial advice;
- + (Where requested) A home visit or online meeting with a solicitor to talk you through the conveyancing process and assist preparing the various conveyancing forms and gathering any supporting documents;
- + Preparation of the draft contract pack;
- + Issuing the draft contract pack to the buyer's solicitor;
- + Dealing with any enquiries raised by the buyer's solicitor;
- + Ensuring all documents required to complete the sale are correctly executed;
- + Liaising with your existing lender to obtain a redemption figure (where required)
- + Completing the sale;
- + Dealing with any post completion requirements;

PURCHASE PRICE	OUR LEGAL FEES
£0-£500,000	£795 plus VAT at 20%
£500,001 - £750,000	£995 plus VAT at 20%
£750,001 - £999,999	£1,250 plus VAT at 20%
£1M - £2,999,999	0.2% of sale price plus VAT at 20%
£3M+	Price on application
ADDITIONAL FEES	
Electronic ID and Anti-money Laundering Check Fee (per client)	£25 plus VAT at 20%
Telegraphic Transfer Fee (mortgage redemption)	£35 plus VAT at 20%
Telegraphic Transfer Fee (remitting balance of funds)	£35 plus VAT at 20%
Land Registry Documents Fee	£15 plus VAT at 20%

# Supplemental Fees

(payable in addition to professional fees, where applicable)

Leasehold Property	£125 plus VAT @ 20%
Redemption of more than one charge	£100 plus VAT @ 20%
Non-standard redemption including Help to Buy	£500 plus VAT @ 20%
Unregistered Property	£500 plus VAT @ 20%
Shared Ownership	£500 plus VAT @ 20%
Buy To Let	£375 plus VAT @ 20%
Acting on behalf of company	£375 plus VAT @ 20%
Transfer of Part of Title	£200 plus VAT @ 20%
Deed of Covenant	£150 plus VAT @ 20%
Deed of Variation	£425 plus VAT @ 20%
New Lease or Lease Extension	On request, depending on complexity
Solar Panels Present	£175 plus VAT @ 20%
Freehold Management Company Present (Freehold Properties only) (this will not be charged if New Build fee applicable)	£100 plus VAT @ 20%
Administration of indemnity policy	£25 plus VAT @ 20%

# Additional Disbursements Leasehold Property

ITEM	FEE
Management Pack	This will be requested from the management company at the outset of the transaction. The fees vary greatly, but are often £150 - £400 (no VAT payable).

Please note the above is an estimate only and the final fees and disbursements charged can, on occasion, be significantly more than the ranges given above.

Please note our conveyancing retainer does not include the provision of tax advice. We recommend you seek advice from an accountant or other qualified person in this regard.



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