

RESIDENTIAL CONVEYANCING CHARGES

Our Conveyancing Services are carried out by either one of the partners of this firm. You will appreciate that no two transactions are the same. For example dealing with the purchase of a flat with a short lease is not the same as buying a freehold three bedroom semi-detached house. We are therefore unable to give you a reliable estimate of our charges until we have full details of what your particular transaction will involve including the type of property that you are purchasing. We confirm that when we are dealing with residential conveyancing matters we work on a fixed fee basis. The purpose of this document is to help you make an informed choice about the costs of our conveyancing services, before formally approaching our firm and instructing us. Our range of fees for a sale and/or purchase or a remortgage of up to £2 million are set out below and are exclusive of VAT and disbursements. Where VAT is chargeable the rate is currently 20% but is subject to Government change. A formal estimate will be provided to you once we are properly instructed.

Having said this, our base legal fees are scaled depending on the final sale/purchase price. The scale reflects our risk and professional indemnity insurance costs.

Timescales for conveyancing transactions can largely depend on the circumstances and in particular the length of the chain involved. The national average from instruction to completion is usually around 10-12 weeks with exchange of contracts typically achieved within 8 weeks.

There are key stages in every transaction which may vary according to individual circumstances. These may include:

- *Taking your instructions*
- *Checking finances are in place to fund the purchase*
- *Advising on contract documents*
- *Undertaking searches*
- *Obtaining further planning documentation if required*
- *Making any necessary enquiries of the seller's solicitor*
- *Providing advice on all documents and information received*
- *Advising you of the mortgage offer conditions*
- *Finalising contracts and sending to you for signature*
- *Agreeing a completion date*
- *Exchanging contracts*
- *Ensuring all monies have been received from you and the lender(s)*
- *Complete the purchase*
- *Dealing with payment of Stamp Duty Land Tax*
- *Completing and submitting an application for registration at the Land Registry*

- Sale or Purchase

Property Value	Sale	Purchase	Leasehold
£0 - £500,000	£1,250 - £1,500	£1,500 - £1,750	Up to £500 in addition
£500,001 - £750,000	£1,500 - £1,750	£1,750 - £2,000	
£750,001 - £1,000,000	£1,750 - £1,850	£2,000 - £2,250	
£1,000,000 - £1,500,000	£1,850 - £2,000	£2,250 - £2,500	
£1,501,000 - £2,000,000	£2,000 - £2,250	£2,500 - £3,000	
£2,000,000 and above	On request	On request	

- Remortgages

Property Value	Base Legal Fee
£0 - £500,000	£750
£500,001 - £1,000,000	£950
£1,000,001 and above	On request

- Usual Third Party Costs & Disbursements

On purchases – Local Authority, Drainage and Environmental approx. Search Fees (incl. VAT)	£600
On purchases – Land Registry and Land Charge Search Fees (incl. VAT)	£8.40
On purchases – Stamp Duty Land Tax	https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
On purchases – Land Registration Fees	http://landregistry.data.gov.uk/fees-calculator.html
Our fee for making Bank CHAPS payments (including the banks' fee and VAT)	£30.00 per transfer
On sales – Land Registry fees (incl. VAT) (approx)	£18

- Attended or Expedited Exchanges

For attended or expedited exchanges, please note that an additional is payable on top of our Base Legal depending on the circumstances and complexities of the matter

- Other Potential Additional Charges (excluding VAT):

Declaration of Trust	£500
Transfer of Equity	£750
Approval of landlord's Licence to Assign	£500
Rent Deposit Deed	£500
Approval of landlord's Deed of Covenant	£350
Licence for Alterations	£1,000