

## Residential Conveyancing Cost Guide (September 2020)

This cost guide is based on a standard transaction of a Freehold/Leasehold sale or purchase, mortgage or re-mortgage. Our fee and timescales assume that:

- 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.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if these are required.
- If a Leasehold purchase – that this is the assignment of an existing lease and is not the grant of a new lease.

The matrix below shows our legal costs based on the value of the transaction:-

### **FREEHOLD Sale & Purchase**

<b>VALUE (£ 000's)</b>	<b>Legal FEE (£)</b>	<b>VAT (£)</b>	<b>TOTAL (£)</b>
0-200	750	150	900
200-300	850	170	1020
300-350	900	180	1080
350-400	950	190	1140
400-450	1000	200	1200
450-500	1100	220	1320

*For a transaction with a value of over £500,000, please call for an estimate*

### **LEASEHOLD Sale & Purchase N.B. Please add £150 to Legal Fee if a Purchase**

<b>VALUE (£ 000's)</b>	<b>FEE (£)</b>	<b>VAT (£)</b>	<b>TOTAL (£)</b>
0-100	800	160	960
100-150	900	180	1080
150-200	1000	200	1200
200-250	1100	220	1320
250-300	1200	240	1440
300-350	1300	260	1560
350-400	1400	280	1680
400-450	1500	300	1800

*For a transaction with a value of over £500,000, please call for an estimate*

## TRANSFER OF EQUITY/MORTGAGE/RE-MORTGAGE

TYPE	FEE (£)	VAT (£)	TOTAL (£)
Transfer of Equity	650	130	780
Re-mortgage	500	100	600

*For Equity Release please call for an estimate*

## LAND REGISTRY FEE – Online Applications

£000's	£
0-80	20
80-100	40
100-200	80
200-500	135
500-1000	270
1000+	455

*The above fees are not applicable for all transactions e.g. First Registrations and New Leases*

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. Disbursements referred to below are not included in our fees.

### **Example: Purchase of a freehold residential property value £200,000 by two persons**

#### **Conveyancer's fees and disbursements**

	Cost Excluding VAT	VAT	Cost Including VAT
<b>Legal Fees</b>	£850.00	£170.00	£1020.00
<b>Search Fees (Local Authority, Enviro &amp; Water &amp; Drainage) (Thanet only – other Local Authorities each have different charging structures)</b>	£249.94	£40.99	£290.93
<b>Pre-Completion searches (OS1R £3 &amp; Bankruptcy £2 per person if requiring a mortgage)</b>	£7.00	£0.00	£7.00
<b>HM Land Registry fee</b>	£135.00	£0.00	£135.00
<b>Land Registry Submission Fee</b>	£4.00	£0.80	£4.80
<b>Electronic money transfer fee</b>	£35.00	£7.00	£42.00
<b>Stamping form submission fee</b>	£4.00	£0.80	£4.80
<b>Totals</b>	<b>£1284.94</b>	<b>£219.59</b>	<b>£1504.53</b>

## Example: Purchase of a Leasehold residential property value £200,000 by two persons

### Conveyancer's fees and disbursements

	Cost Excluding VAT	VAT	Cost Including VAT
Legal Fees	£1,150.00	£230.00	£1,380.00
Search Fees (Local Authority, Enviro & Water & Drainage) (Thanet only – other Local Authorities each have different charging structures)	£249.94	£40.99	£290.93
Pre-Completion searches (OS1R £3 & Bankruptcy £2 per person if requiring a mortgage)	£7.00	£0.00	£7.00
HM Land Registry fee	£135.00	£0.00	£135.00
Land Registry Submission Fee	£4.00	£0.80	£4.80
Electronic money transfer fee	£35.00	£7.00	£42.00
Stamping form submission fee	£4.00	£0.80	£4.80
<b>Totals</b>	<b>£1,584.94</b>	<b>£279.59</b>	<b>£1,864.53</b>

\* Please see note below regarding Anticipated Disbursements

### We should point out that we do not pay Referral fees

#### Disbursements:

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.

\*There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate will apply are set out below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £10 - £250.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £10 - £250.
- 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 £100 - £400.
- Certificate of Compliance fee – To be confirmed upon receipt of the lease and can range between £70 - £300.

These fees vary from property to property and can on occasions be significantly more than the figures 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 we receive this information.

## **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 <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> or if the property is located in Wales by using the Welsh Revenue Authority's website here. <https://lftcalculator.wra.gov.wales/>

## **How long will my house purchase take?**

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 5 - 6 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 7 - 8 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 3 months. In such, a situation additional charges would apply.

## **Stages of the process**

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below are some key stages for your information:

- Take your ID and details of your source of funds in order to comply with Money Laundering Regulations
- 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 the main conditions of mortgage offer with you
- Send final contract to you for signature
- Draft Transfer
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Obtain pre completion searches
- 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