

## BUYING A FREEHOLD OR LEASEHOLD RESIDENTIAL PROPERTY FOR UP TO £1,000,000.00

Legal fees £850.00 - £5,000.00 plus V.A.T.

Land Registry fees for purchases up to £1,000,000.00 (assuming Title is already registered) £20.00 - £270.00 (no V.A.T.)

Search fees £260.00 approx

Stamp Duty Land Tax – please use HMRC Calculator

CHAPS fee sending purchase money to Seller's Solicitors £40.00

## BUYING A NEW BUILD LEASEHOLD FLAT OR RESIDENTIAL PROPERTY (Prices include off plan purchases)

Legal fees minimum £1,750.00 plus V.A.T.

Land Registry fees – as above

Search fees – as above

Stamp Duty Land Tax – as above

CHAPS fee – as above

## SELLING LEASEHOLD RESIDENTIAL PROPERTY UP TO £1,000,000.00

Legal fees minimum £1,750.00 plus V.A.T.

Land Registry Official Copy fees £20.00

CHAPS fee for sending redemption money to Lender £40.00

You will also have to pay the Freeholder's or their Managing Agents for what is called a "Landlord's Pack~" and the price usually varies between £250.00 - £400.00 plus V.A.T.

## SELLING FREEHOLD RESIDENTIAL PROPERTY up to £1,000,000.00

Legal fees £850.00 - £5,000.00 plus V.A.T.

Land Registry Official Copy fees £20.00

CHAPS fee for sending redemption money to Lender £40.00

If the price of the property you are purchasing is over £1,000,000.00 then we will give an individual quotation tailored to the type of property and its geographical location.

## KEY STAGES OF FREEHOLD OR LEASEHOLD PURCHASE:

Take your initial instructions.

Send you our Client Care Letter and confirm instructions.

Make all relevant Enquiries of Seller's Solicitors

Check Enquiries have been answered satisfactorily.

Give you advice on all documents and information received.

Check Mortgage Offer if mortgage is required on purchase.

Go through the Conditions of the Mortgage Offer with you.  
Send the Contract to you for signature.  
Obtain the deposit monies from you.  
Prepare the Transfer Deed.

Send the Transfer Deed to you for signature.  
Prepare the Stamp Duty Land Tax Return Form.  
Send the Stamp Duty Land Tax Return Form to you for signature.  
Agree a completion date (which will be the date from which you own the property).  
Exchange Contracts and notify you that this has happened.  
Prepare a Completion Statement and obtain the balance of the purchase price from you.  
Arrange for the mortgage funds to be sent to us.  
Complete the purchase.  
Deal with payment of the Stamp Duty Land Tax.  
Make application for registration of the title to the property at the Land Registry.  
Notify you once registration has been completed and supply you with up-dated Register.

#### KEY STAGES OF A SALE

Take your initial instructions and provide initial advice.  
Send you our Client Care Letter and confirmation of instructions with Property Information Form and Fittings and Contents Form.  
Obtain a copy of the Title to the property from the Land Registry and prepare a Contract.  
Send the draft Contract, copy Title Documents, Property Information Form and Fittings and Contents Form and any supporting documents to the Buyer's Solicitors.  
Deal with any Enquiries raised by the Buyer's Solicitors on the Contract documentation and obtaining your answers to such Enquiries as may be necessary.  
Once the Contract is approved by the Buyer's Solicitors forward the document to you for signature and agree a completion date.  
Exchange Contracts and notify you that this has happened.  
Proceed to complete sale.  
Send the Transfer and any other relevant documents to the Buyer's Solicitors.  
Deal with the redemption of any existing mortgage.  
Deal with payment of the Selling Agents' fees.  
Prepare a Completion Statement setting out details of payments made and accounting to you for the net sale proceeds.

#### TIMESCALES:

An indication is eight to twelve weeks but this is dependant upon the chain of transactions, issue of Mortgage Offers and whether the property is a new build.

All matters will be handled by Adam Dummer who is a qualified Solicitor.

Fees may increase for the following reasons:-

Defective Title or part of the property is unregistered.

Lack of Building Regulation Approvals or Planning Permissions.

Complications in a chain of transactions.

Delay in the provision of documentation from third parties or otherwise.

Insurance Indemnity Policies are required.