

LesterCampbell

PROPERTY SOLICITORS

Price list for stand-alone transfers of equity (in £'s)

If you currently co-own a property and have agreed to purchase the co-owner's share, this is known as a transfer of equity.

If the property is or will be mortgaged, the fees and expenses incurred will be as set out in the Re-mortgage Price List above with the Transfer of Equity Additional Fee added.

If the property is mortgage free and will remain mortgage free the stand-alone Transfer of Equity fees and expenses are as follows:

Property Value:	Fee:	VAT:	Official Copies of the Registered Title:	Land Registry Searches:	Land Registry Fee:**	ID Search Fee:	TOTAL:
>100,000	395	79	6	7	20	12	519
100,001 to 200K	445	89	6	7	30	12	589
200,001 to 500K	495	99	6	7	40	12	659
500,001 to 1m	595	119	6	7	60	12	799
1,000,001 to 2m	695	139	6	7	125	12	984
2,000,001 to 3m	795	159	6	7	125	12	1,104

In addition to the above:

No-search insurance, where acceptable to the lender: indicative price only, based on property value, as set by third party and subject to review *

< 150K	16
< 250K	18
< 350K	23
< 500K	28
< 750K	38
< 1m	57
< 1.25m	67
< 1.5m	77
< 2m	122
< 3m	165

* If your lender does not accept no-search indemnity insurance a full set of searches will be required, the cost of which will depend upon the location of the property and the searches required. Approx. cost of full searches is £156.00

Stamp Duty

If you are acquiring an additional interest in a property you may be liable to pay stamp duty. The amount payable will depend upon a number of factors, including what, if any, other property you own or have a major interest in and whether the property will be your main home or is a buy to let property.

Stamp duty is payable on the consideration paid for the additional share. This includes the value of any mortgage you are released from.

We recommend that you use the HMRC's Stamp Duty Calculator to calculate your exact liability. Here is the link: <http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>.

Alternatively, get in touch, and we will check this for you!

Additional Fees

The above fees includes all work incidental to a usual freehold transaction. Additional fees may be payable and these are set out in the table below:

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Additional Fee Guide

Additional fees will be payable for the following:	Fee:	VAT:	Total:
Additional fee where mortgage is a non-standard or commercial mortgage product	75	15	90
Registering a Charge at Companies House	75	15	90
Unregistered title deeds	95	19	114
Equity Release	95	19	114
Preparing a statement where title defect or name discrepancies	95	19	114
Preparing Licences to Assign & Deeds of Covenant where required on a change of ownership but not supplied by the Landlord, Management Company or Managing Agent	125	25	150
Leasehold properties	150	30	180
Preparing a Sworn Statement in connection with a Title Defect	175	35	210
Affordable Housing Schemes (e.g. Help to Buy, Shared Equity, Shared Ownership)	195	39	234
Simple Declaration of Trust	250	50	300
Approving a Deed of Variation to correct a Lease Defect or extend the term	500	100	600
Drafting a Deed of Variation to correct a Lease Defect or extend the term	750	150	900
Extending a lease term by agreement with the Landlord	750	150	900