

# LesterCampbell

PROPERTY SOLICITORS

## PRICE LIST: SALE OF RESIDENTIAL PROPERTY (IN £'s):

Sale Price:	Tenure:	Fee:	VAT:	Official Copies of the Registered Title:	TOTAL:
< £100K	Freehold	595	119	6	<b>720</b>
	Leasehold	745	149	12	<b>906</b>
£100,001 - £200K	Freehold	645	129	6	<b>780</b>
	Leasehold	795	159	12	<b>966</b>
£200,001 - £300k	Freehold	695	139	6	<b>840</b>
	Leasehold	845	169	12	<b>1026</b>
£300,001 - £400K	Freehold	745	149	6	<b>900</b>
	Leasehold	895	179	12	<b>1086</b>
£400,001 - £500K	Freehold	795	159	6	<b>960</b>
	Leasehold	945	189	12	<b>1146</b>
£500,001 - £750K	Freehold	845	169	6	<b>1020</b>
	Leasehold	995	199	12	<b>1206</b>
£750,001 - £1m	Freehold	895	179	6	<b>1080</b>
	Leasehold	1045	209	12	<b>1266</b>
£1m +	Freehold	0.10%		6	
	Leasehold	Add: 150	30	12	

Our Fee includes all of the following which we do not charge an additional fee for:

- No mortgage redemption fees
- No bank transfer fees or charges
- No ID Search Fee or costs (unless opt for premium Thirdfort service – see below)
- No postage, copying or archiving fees or charges

### Why are leasehold transactions more expensive?

The higher fee for leasehold transactions reflects the additional work incidental to checking the Lease, obtaining replies to leasehold enquiries from landlords, management companies and managing agents, apportioning ground rent and services charges on completion and negotiating retention clauses where service charges are based on estimated costs. Please note additional fees and likely to be payable to whoever collects your ground rent and/or service charges for supplying the required information.

### Additional Fee Guide

The above fees include all work incidental to a usual transaction, including redemption of a mortgage and all bank transfer fees. Additional fees will be payable for the following works which are **outside the scope of a typical instruction**:

Additional Fee Guide:	Fee:	VAT:	Total:
Adapting documents for electronic signature; price per document (Fee payable to a 3 <sup>rd</sup> party supplier)	2	0	2
* Thirdfort AML Search, if opt in (Fee payable to a 3 <sup>rd</sup> party supplier)	15	3	18
Redemption of additional charge or removal of a restriction	95	19	114
Transfer of a share of freehold alongside a leasehold sale	95	19	114
Management company restrictions and additional work incidental thereto	95	19	114
Sale of unregistered land/preparation of an Epitome of Title	195	39	234
Preparation of a Sworn Statement in connection with a title defect	195	39	234
Applying for an SDLT Surcharge Reclaim alongside a sale	195	39	234
Staircasing (acquiring further shares in a shared ownership before sale)	295	59	354
Redemption (includes porting) of an Islamic Mortgage	395	79	474
Approving a Deed of Variation to correct a Lease Defect	495	99	594
Drafting a Deed of Variation to correct a Lease Defect	795	159	954
Drafting or negotiating an Exclusivity Agreement	795	159	954
Preparing a new Lease or Transfer of Part for a Sale of Part	995	199	1194
Extending a Lease term by agreement with the Landlord alongside a sale	995	199	1194

Should you be concerned that any of the above additional charges might apply please contact us to enquire.

### \* Thirdfort AML Search

As an alternative to providing your identification documents and proof of funds information in person or via post you have the option of submitting documentation electronically via an app created by Thirdfort. Full details are available on request.