

LesterCampbell

PROPERTY SOLICITORS

NEW BUILD PARTNERED BUILDER PRICE LIST

Special Fixed Fee

As recommended solicitors to act for the purchasers of new builds, we have undertaken a review of the whole site and are consequently able to offer a **special rate fixed rate** to purchasers on the development of **£795.00 plus VAT** and disbursements (expenses incurred on your behalf) where the purchase price is £500,000.00 or less.

(Where the purchase price is between £500,000.00 and £1m our fee is **£895.00 plus VAT** and, where the purchase price is over £1m and fee is **£995.00 plus VAT**.)

As we have already checked the title deeds for the site we can also recommend our No-Search Indemnity Search Services Pack (typically costs no more than £30.00) in place of a Search Services Pack (which costs £158.00) **saving you a minimum of £128.00 on top of the discounted fees**. Please note, however, that not all lenders accept no-search indemnity insurance and a Search Services Pack may still be required. See "Search Services Pack" below for further details.

No Hidden Charges

Our fee is an all-inclusive fee which means we offer simple, transparent pricing with **no hidden fees or charges**. Our fee includes all of the following which we do not charge an additional fee for:

- No mortgage admin fees
- No Stamp Duty Form submission fees
- No bank transfer fees or charges
- No postage, copying or archiving fees or charges

28-day Exchange

As we already know the site, we are also able report to promptly upon receipt of documents from the seller's solicitors ensuring a prompt exchange as soon as your finances are in place ensuring the 28-day exchange deadline can be met in the majority of transactions.

Fees & Expenses Chart

The table below provides an overview of the total cost to be incurred, assuming your lender accepts no-search insurance and you choose to proceed on this basis:

Purchase Price	Our Fee	VAT	No-search indemnity insurance; estimate*	Infotrack Admin Fee	Index Map Search	Perfect Portal App Fee	Land Registry Final Searches	Thirdfort ID & Source of Funds Check ppp	Land Registry Fee	TOTAL
< £80,000.99	£795.00	£159.00	£30.00	£16.10	£4.00	£5.64	£7.00	£29.88	£45.00	£1,091.62
£80,001.00 to £100,000.99	£795.00	£159.00	£30.00	£16.10	£4.00	£5.64	£7.00	£29.88	£95.00	£1,141.62
£100,001.00 to £200,000.99	£795.00	£159.00	£30.00	£16.10	£4.00	£5.64	£7.00	£29.88	£230.00	£1,276.62
£200,001.00 to £500,000.99	£795.00	£159.00	£30.00	£16.10	£4.00	£5.64	£7.00	£29.88	£330.00	£1,374.62
£500,001.00 to £999,999.99	£895.00	£179.00	£30.00	£16.10	£4.00	£5.64	£7.00	£29.88	£655.00	£1,821.62
£1m +	£995.00	£199.00	£30.00	£16.10	£4.00	£5.64	£7.00	£29.88	£1,105.00	£2,391.62

Please note the table above **does not include Stamp Duty** which needs to be added – see below.

* No-Search Indemnity

As a buyer you are deemed to have knowledge of information contained in public records and searches are therefore typically carried out against local authority, drainage authority, coal authority and the environment agency's records relevant to the property.

As mentioned above, you can proceed with no-search indemnity insurance in place of local, drainage and coal searches, if your lender accepts it and if you opt to do so to reduce transaction time and cost.

No-search insurance insures against financial loss arising should you proceed without a local, drainage and coal search and it is subsequently discovered that the searches would have alerted you to something which affects the property's value. The table above assumes you will proceed with no search indemnity insurance and the fee stated is an estimate only.

You may prefer to proceed with full searches and this is something we can discuss further with you.

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*** Search Services Pack**

Should you prefer to proceed with searches, or should your lender not accept no-search indemnity insurance, a Search Services Pack will be required at a cost of £170.00 in place of the No-Search Indemnity Search Services Pack. The Search Services Pack includes searches of the local authority, water authority and coal board's public records as well as a comprehensive environmental report (includes HS2 and flood risk).

Land Registry Searches

Includes one final Land Registry priority search at a cost of £3.00, which is carried out prior to exchange of contracts to ensure a period of priority pending completion during which no new entries can be noted on the registered title, and two bankruptcy searches. Bankruptcy searches are £2.00 each and will be carried out against each purchaser and anyone else providing funds to assist with the purchase, such as a parent gifting part of a deposit. The price quoted is therefore indicative only and is based on only one OS1 search being required and up to two bankruptcy searches. Additional searches may need to be carried out where exchange and completion do not take place within the initial priority period. If there is over 6 weeks between exchange and completion a notice may need to be entered on the seller's title deeds to protect your interests at a cost of £40.00.

Stamp Duty Land Tax

You will also need to factor in the amount of stamp duty you will need to pay. 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 or not you are a first-time buyer.

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.

What is the Perfect Portal Case Tracking App Fee?

The Perfect Portal App Fee is payable for an app which enables you to keep track of your case. Key stage updates will be provided via the App to you and those connected with your case.

Thirdfort ID & Source of Funds Check

We will ask you to submit identification documents via an app created by Thirdfort. The cost of a standard ID check is £14.95 plus vat per person.

We will also ask you to complete a source of funds questionnaire via the Thirdfort app. The cost of the additional source of funds check is £9.95 plus vat.

Additional information is available on request.

Additional Fee Guide

The above fees include all work incidental to a usual transaction.

Additional fees apply 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 <i>(Payable to a 3rd party supplier)</i>	£2.00	£0.40	£2.40
Adapting deeds for electronic signature; price per document <i>(Payable to a 3rd party supplier)</i>	£4.00	£0.80	£4.80
Submitting a Help to Buy ISA Bonus Request	£50.00	£10.00	£60.00
Application to extend Lifetime ISA bonus entitlement period, price per request	£100.00	£20.00	£120.00
Preparing a Declaration of Gift and work incidental thereto <i>(A Thirdfort ID & Source of Funds Check will also be required at a cost of £29.88 + vat together with a £2.00 bankruptcy search will also be payable in respect of each person gifting)</i>	£195.00	£39.00	£234.00
Help to Buy Equity Mortgage	£250.00	£50.00	£300.00
Leasehold Fee	£250.00	£50.00	£300.00
Preparing and advising in relation to a simple Declaration of Trust <i>(e.g. to protect an additional lump sum investment)</i>	£295.00	£59.00	£354.00
Preparing and advising in relation to a complex Declaration of Trust	Price on request		

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Equity Release Mortgage	£495.00	£99.00	£594.00
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Should you be concerned that any of the above additional charges might apply please contact us to enquire.