

# LesterCampbell

## PROPERTY SOLICITORS

### NEW BUILD PARTNERED BUILDER PRICE LIST

#### New Build Partnered Builder Offer

As recommended solicitors to act for the buyers on new build developments, we undertake a review of the whole site early on in the development and this enables us to offer a substantial reduction on our standard Purchase Price List, **saving you at least £200!**

#### 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 ensuing the typical 28-day exchange deadline can be met in the majority of transactions.

#### Fixed Price Conveyancing

Our fees are fixed at the outset and include all work incidental to a typical conveyancing transaction, including also acting for a mortgage company and submitting a stamp duty land tax return on your behalf. This Price List covers all additional fees that may apply to ensure transparency.

If you are comparing quotes, please ensure you ask to see the Additional Fee Guides or contact us for assistance. **We also recommend checking online reviews!**

Additional fees would only be applied if additional work is required which does not form part of a typical conveyancing transaction. To ensure there are no surprises, our Additional Fee Guide is included below.

We would **strongly advise you to contact us for a personal quote confirmation** so that we can check these for you and also apply any current promotions you may be eligible for.

**Please contact the office on 0113 467 0100 for a personal quote confirmation.**

#### Fees & Expenses Chart

Purchase Price	Our Fee	Infotrack Search Services Pack. Fee	Thirdfort AML Search Fee	VAT on fees @ 20%	Perfect Portal App Fee	Land Registry Fee	TOTAL
< £80,000.99	<b>£795.00</b>	£300.00	£30.00	£225.00	£5.81	£45.00	<b>£1,400.81</b>
£80,001.00 to £100,000.99	<b>£795.00</b>	£300.00	£30.00	£225.00	£5.81	£95.00	<b>£1,450.81</b>
£100,001.00 to £200,000.99	<b>£795.00</b>	£300.00	£30.00	£225.00	£5.81	£230.00	<b>£1,585.81</b>
£200,001.00 to £500,000.99	<b>£895.00</b>	£300.00	£30.00	£255.00	£5.81	£330.00	<b>£1,805.81</b>
£500,001.00 to £999,999.99	<b>£995.00</b>	£300.00	£30.00	£265.00	£5.81	£655.00	<b>£2,250.81</b>
£1m +	0.10%		£110.00		£4.00	£1,105.00	

#### Bank Transfer Fees

Same day bank transfers are £50.00 plus VAT per transfer. Purchase monies will always need to be sent via same day bank transfer and we will return surplus funds to your account on the day of completion by same day transfer unless you request a free BACS payment, which takes up to 3 working days to clear.

#### 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.

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### 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.

### Infotrack Search Services Pack Fee

As a buyer you are deemed to have knowledge of information contained in public records. The search services pack price 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).

It also includes various administrative costs payable to Infotrack, our search provider, for various administrative services provided by them for use of technology which helps to speed up the conveyancing process. It also includes any charges incurred for use of InfoTrack's DocuSign tool. This enables us to simplify our charging structure.

We charge you a fee but cover the cost of these disbursements. This enables us to simplify our charging structure.

Occasionally additional searches may also be recommended that are not included in the Infotrack Search Services Pack Fee, such as an additional Flood Appraisal, Coal Mining Interpretive Report or Underground rail search. Should these be recommended we will contact you to discuss.

### Thirdfort AML App Fee

We will ask you to submit identification documents and complete a source of funds questionnaire via the Thirdfort app. We charge a fee of £30 per person for this service. Thirdfort is currently the market leader for provision of AML check services and uses the most up to date technology. 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**:

<b>Additional Fee Guide</b>	<b>Fee</b>	<b>VAT @ 20%</b>	<b>Total</b>
Submitting a Help to Buy Bonus Request	£50.00	£10.00	£60.00
Submitting a LISA Drawdown Request	£150.00	£30.00	£180.00
Application to extend Lifetime ISA bonus entitlement period, price per request	£100.00	£20.00	£120.00
Register a unilateral notice where completion date more than 6 weeks after exchange Land Registry Fee of £20 plus fee:	£150.00	£30.00	£180.00
Negotiating a Licence to Occupy	£195.00	£39.00	£234.00
Preparing a Declaration of Gift and work incidental thereto <i>(A Thirdfort ID &amp; Source of Funds Check will also be required at a cost of £30 + vat per together with a £2.00 bankruptcy search will also be payable in respect of each person gifting)</i>	£195.00	£39.00	£234.00
Affordable Housing Schemes <i>(e.g. New Home Scheme, Help to Buy, Shared Equity, Shared Ownership, Discounted Sales etc.)</i>	£295.00	£59.00	£354.00
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		
Equity Release Mortgage	£495.00	£99.00	£594.00

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