

LesterCampbell

PROPERTY SOLICITORS

PURCHASE OF RESIDENTIAL PROPERTY PRICE LIST

FIXED FEE

Our fees are fixed at the outset and include all work incidental to a typical, freehold conveyancing transaction. This means:

- No additional mortgage administration fee
- No additional stamp duty form submission fee

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.

Purchase Price	Our Fee	Infotrack Search Services Pack. Fee	Thirdfort AML Search Fee pp	Bank Transfer Fee	Perfect Portal App Fee	VAT on fees @ 20%	Land Registry Fee	TOTAL
< £80,000.99	£995.00	£325.00	£50.00	£50.00	£7.50	£285.50	£20.00	£1,733.00
£80,001.00 to £100,000.99	£1,045.00	£325.00	£50.00	£50.00	£7.50	£295.50	£40.00	£1,813.00
£100,001.00 to £200,000.99	£1,095.00	£325.00	£50.00	£50.00	£7.50	£305.50	£100.00	£1,933.00
£200,001.00 to £500,000.99	£1,195.00	£325.00	£50.00	£50.00	£7.50	£325.50	£150.00	£2,103.00
£500,001.00 to £999,999.99	£1,295.00	£325.00	£50.00	£50.00	£7.50	£345.50	£295.00	£2,368.00
£1m and over	0.13%	£325.00	£50.00	£50.00	£7.50		£500.00	

STAMP DUTY

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. Different rates also apply if you reside outside of the UK or have done for 6 months or more within the last 12 months. 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.

SEARCH & SERVICES PACK

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). 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 SEARCH FEE

The Thirdfort AML Search Fee covers administrative costs payable to Thirdfort for use of their identification and source of funds verification technology.

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LAND REGISTRY FEE

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 55% reduction on the full fee payable. Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry. Where the increased fee applies the Land Registry fee stated is multiplied by 2.

ADDITIONAL FEE GUIDE

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

Additional Fee Guide	Fee	VAT @ 20%	Total
Registration or removal of a Charge or Debenture at Companies House	£25.00	£5.00	£30.00
Submitting a Help to Buy ISA or LISA Bonus Request (non-new build)	£50.00	£10.00	£60.00
Assessment & Advice in connection with a Rent Charge	£125.00	£25.00	£150.00
Service of a Notice to Completion should the seller fail to complete	£150.00	£30.00	£180.00
Assignment of a share of freehold alongside a leasehold	£195.00	£39.00	£234.00
Register a unilateral notice where completion date more than 6 weeks after exchange: Land Registry Fee of £20 plus:	£195.00	£39.00	£234.00
Preparing a Deed of Covenant or Licence to Assign where required by but not prepared by Landlord and/or Management Company	£195.00	£39.00	£234.00
Management Company Restrictions (on freehold property) and additional work incidental thereto	£195.00	£39.00	£234.00
Additional fee where buyer is a company and buying with a mortgage in respect of complying with company law aspects	£195.00	£39.00	£234.00
Preparing a Declaration of Gift and work incidental thereto (A Thirdfort ID & Source of Funds Check will also be required at a cost of £50.00 + vat per giftor)	£195.00	£39.00	£234.00
New Build on a site where we are not a panel solicitor	£195.00	£39.00	£234.00
Home Appointment (subject to requirements, availability & location)	£195.00	£39.00	£234.00
Preparing Epitome of Title for registration of unregistered title deeds at Land Registry	£295.00	£59.00	£354.00
Reporting to lender's solicitors where separately represented	£295.00	£59.00	£354.00
Liaising with matrimonial solicitors where purchase pursuant to a divorce/separation	£295.00	£59.00	£354.00
Preparing and advising in relation to a simple Declaration of Trust (e.g. to protect an additional lump sum investment)	£295.00	£59.00	£354.00
Preparing and advising in relation to a complex Declaration of Trust	Price on request		
Dealing with the Attorney under a Lasting or Enduring Power of Attorney	£295.00	£59.00	£354.00
Equity Release Mortgage	£395.00	£79.00	£474.00
Leasehold Fee – flat in a building with 4 stories or less	£395.00	79.00	£474.00
Leasehold Fee – flat in a building with 5 or more story (Includes additional Building Safety Act Report)	£495.00	£99.00	£594.00
Affordable Housing Schemes (e.g. Help to Buy, Shared Equity, Shared Ownership, Discounted Sales etc)	£395.00	£79.00	£474.00
Assignment of a Solar Panel Lease including subject to Green Deal	£495.00	£99.00	£594.00
Additional fee where loan is a short-term bridging loan	£495.00	£99.00	£594.00
Approving a Deed of Variation to correct a Lease Defect	£495.00	£99.00	£594.00
Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Acting where Islamic Mortgage being used to fund the purchase	£795.00	£159.00	£954.00
Negotiating an Exclusivity Agreement	£795.00	£159.00	£954.00
Lease extensions where terms agreed with Landlord alongside a purchase	£995.00	£199.00	£1194.00

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