

# LesterCampbell

PROPERTY SOLICITORS

## SALE OF RESIDENTIAL PROPERTY PRICE LIST

### Fixed Price Conveyancing

Our fees are fixed at the outset and include all work incidental to a typical conveyancing transaction, including redeeming a mortgage and paying your estate agent from the sale proceeds on completion.

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.

| Sale Price                 | Our Fee   | Infotrack Services Fee | Thirdfort AML Search Fee | VAT on fees | Perfect Portal App Fee | TOTAL            |
|----------------------------|-----------|------------------------|--------------------------|-------------|------------------------|------------------|
| < £99,999.99               | £795.00   | £30.00                 | £30.00                   | £171.00     | £5.81                  | <b>£1,031.81</b> |
| £100,000.00 to £299,999.99 | £845.00   | £30.00                 | £30.00                   | £181.00     | £5.81                  | <b>£1,091.81</b> |
| £300,000.00 to £399,999.99 | £895.00   | £30.00                 | £30.00                   | £191.00     | £5.81                  | <b>£1,151.81</b> |
| £400,000.00 to 499,999.99  | £945.00   | £30.00                 | £30.00                   | £201.00     | £5.81                  | <b>£1,211.81</b> |
| £500,000.00 to £749,999.99 | £995.00   | £30.00                 | £30.00                   | £211.00     | £5.81                  | <b>£1,271.81</b> |
| £750,000.00 to £999,999.99 | £1,095.00 | £30.00                 | £30.00                   | £231.00     | £5.81                  | <b>£1,391.81</b> |
| £1m and over               | 0.11%     | £30.00                 | £30.00                   |             | £5.81                  |                  |

### Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction. If the property is **leasehold** a leasehold fee of £250.00 plus VAT will also be payable.

### Why are leasehold transactions more expensive?

Additional work is required including checking the lease and also any superior leasehold and freehold titles and restrictions on assignment, preparing a comprehensive contract pack, identifying and obtaining replies to leasehold enquiries from landlords, management companies and managing agents as appropriate and reviewing and advising in relation to any additional enquiries raised in relation to the same, apportioning ground rent and services charges on completion, negotiating retention clauses where service charges are based on estimated costs and it is necessary to do so, and advising in relation to any leasehold issues identified by the buyers solicitors in connection with the lease, building, or ground rent and service charges. Please note additional fees are likely to be payable to whoever collects your ground rent and/or service charges for supplying the replies to standard form enquiries. We recommend that you order and pay for the leasehold information packs directly as soon as a sale is agreed wherever possible to help speed up the process and reduce the transaction time.

### Bank Transfer Fee

Same day bank transfers are £50.00 plus VAT per transfer. Mortgages will usually require a 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.

### Infotrack Services Fee

The Infotrack Search Services Fee includes administrative costs payable to Infotrack for use of their onboarding technology, which helps speed up the conveyancing process, and Land Registry documents ordered using their platform. 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.

### 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.

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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. You can also submit information required via the app at the outset which helps speed up the process and reduce transaction times.

## Additional Fee Guide

Additional fees will be payable for the following works which are **outside the scope of a typical sale**:

| <b>Additional Fee Guide</b>  | <b>Fee</b> | <b>VAT @ 20%</b> | <b>Total</b> |
|--|------------|------------------|--------------|
| Service of a Notice to Complete should buyer fail to complete on completion  | £150.00    | £30.00           | £180.00      |
| Redemption of additional charge or removal of a restriction  | £195.00    | £39.00           | £234.00      |
| Transfer of a share of freehold alongside a leasehold sale   | £195.00    | £39.00           | £234.00      |
| Management company restrictions (on freehold property) and additional work incidental thereto  | £195.00    | £39.00           | £234.00      |
| Sale of unregistered land/preparation of an Epitome of Title   | £195.00    | £39.00           | £234.00      |
| Preparation of a Sworn Statement in connection with a title defect   | £195.00    | £39.00           | £234.00      |
| Applying for an SDLT Surcharge Reclaim alongside a sale  | £195.00    | £39.00           | £234.00      |
| Redemption of equity mortgage  | £295.00    | £59.00           | £354.00      |
| Staircasing (acquiring further shares in a shared ownership before sale)   | £495.00    | £99.00           | £594.00      |
| Redemption (includes porting) of an Islamic Mortgage   | £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      |
| Drafting or negotiating an Exclusivity Agreement   | £795.00    | £159.00          | £954.00      |
| Preparing a new Lease or Transfer of Part for a Sale of Part<br><i>(except that this may be waived for a simple transfer of garden land)</i> | £995.00    | £199.00          | £1194.00     |
| Extending a Lease term by agreement with the Landlord alongside a sale   | £995.00    | £199.00          | £1119.00     |

Should you have any queries in relation to possible additional fees contact us.