

LesterCampbell

PROPERTY SOLICITORS

SALE 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, including redemption of a standard mortgage which means:

- *No additional mortgage redemption 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.

Sale Price	Our Fee	Infotrack Services Fee	Thirdfort AML Search Fee pp	Perfect Portal App Fee	VAT on fees	TOTAL
< £99,999.99	£750.00	£50.00	£50.00	£7.50	£171.50	£1,029.00
£100,000.00 to £299,999.99	£800.00	£50.00	£50.00	£7.50	£181.50	£1,089.00
£300,000.00 to £399,999.99	£850.00	£50.00	£50.00	£7.50	£191.50	£1,149.00
£400,000.00 to 499,999.99	£900.00	£50.00	£50.00	£7.50	£198.50	£1,206.00
£500,000.00 to £749,999.99	£950.00	£50.00	£50.00	£7.50	£211.50	£1,269.00
£750,000.00 to £999,999.99	£1,000.00	£50.00	£50.00	£7.50	£221.50	£1,329.00
£1m and over	0.10%	£50.00	£50.00	£7.50		

SERVICES PACK

The Infotrack 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.

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.

BANK TRANSFERS

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.

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ADDITIONAL FEE GUIDE

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

Additional Fee Guide	Fee	VAT @ 20%	Total
Registering a discharge of a Charge at Companies House	£25.00	£5.00	£30.00
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
Leasehold fee	£295.00	£59.00	£354.00
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 (except that this may be waived for a simple transfer of garden land)	£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.