

# 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.

**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	Thirdfort/AML Search Fee ppp	Infotrack Services Pack Fee	Perfect Portal App Fee	VAT on fees	TOTAL
< £99,999.99	£750.00	£50.00	£75.00	£7.50	£176.50	£1,059.00
£100,000.00 to £299,999.99	£800.00	£50.00	£75.00	£7.50	£186.50	£1,119.00
£300,000.00 to £399,999.99	£850.00	£50.00	£75.00	£7.50	£196.50	£1,179.00
£400,000.00 to 499,999.99	£900.00	£50.00	£75.00	£7.50	£206.50	£1,239.00
£500,000.00 to £749,999.99	£950.00	£50.00	£75.00	£7.50	£216.50	£1,299.00
£750,000.00 to £999,999.99	£1,000.00	£50.00	£75.00	£7.50	£226.50	£1,359.00
£1m and over	0.10%	£50.00	£75.00	£7.50		

### INFOTRACK SERVICES PACK FEE

The Infotrack Services Fee includes administrative costs payable to Infotrack for use of their onboarding technology; case management system, lender panel portal and Land Registry integration technology; unlimited Land Registry documents; and unlimited use of DocuSign; all of which helps us to speed up the conveyancing process!

### 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
Removal of a deceased joint tenant from the register	£75.00	£15.00	£90.00
Discharge of an Estate Rentcharge	£125.00	£25.00	£150.00
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
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
Home Appointment (subject to requirements, availability & location)	£195.00	£39.00	£234.00
<b>Building Safety Act Sale (Flat in a building with 5 or more stories)</b>	<b>£195.00</b>	<b>£39.00</b>	<b>£234.00</b>
<b>Leasehold fee</b>	<b>£295.00</b>	<b>£59.00</b>	<b>£354.00</b>
Sale of unregistered land/preparation of an Epitome of Title	£295.00	£59.00	£354.00
Liaising with matrimonial solicitors where financial settlement not finalised (must be finalised prior to completion)	£295.00	£59.00	£354.00
Dealing with an Attorney of a Lasting or Enduring Power of Attorney	£295.00	£59.00	£354.00
Redemption of Equity Charge (Help to Buy)	£295.00	£59.00	£354.00
Redemption of Equity Release Mortgage	£395.00	£79.00	£474.00
Assignment of a Solar Panel Lease including subject to Green Deal	£495.00	£99.00	£594.00
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.