

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	AML Search Fee ppp	Infotrack Services Pack Fee	Perfect Portal App Fee	VAT on fees	TOTAL
< £99,999.99	£900.00	£50.00	£75.00	£7.50	£206.50	£1,239.00
£100,000.00 to £299,999.99	£950.00	£50.00	£75.00	£7.50	£216.50	£1,299.00
£300,000.00 to £399,999.99	£1,000.00	£50.00	£75.00	£7.50	£226.50	£1,359.00
£400,000.00 to 499,999.99	£1,100.00	£50.00	£75.00	£7.50	£246.50	£1,419.00
£500,000.00 to £749,999.99	£1,200.00	£50.00	£75.00	£7.50	£266.50	£1,599.00
£750,000.00 to £999,999.99	£1,300.00	£50.00	£75.00	£7.50	£286.50	£1,719.00
£1m and over	0.13%	£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!

AML SEARCH FEE

The AML Search Fee covers costs payable to our supplier for use of their identification and source of funds verification technology together with our administrative fees.

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
Removal of a deceased joint tenant from the register	£95.00	£19.00	£114.00
Assignment of Assured Shorthold Tenancy Agreement	£95.00	£19.00	£114.00
Registering a discharge of a Charge at Companies House	£195.00	£39.00	£234.00
Service of a Notice to Complete should buyer fail to complete on completion	£195.00	£39.00	£234.00
Negotiation Contract Riders; including Service Charge Riders	£195.00	£39.00	£234.00
Redemption of additional charge or removal of a restriction	£250.00	£50.00	£300.00
Transfer of a share of freehold alongside a leasehold sale	£295.00	£59.00	£354.00
Management company restrictions (on freehold property) and additional work incidental thereto	£295.00	£59.00	£354.00
Preparation of a Sworn Statement in connection with a title defect	£295.00	£59.00	£354.00
Applying for an SDLT Surcharge Reclaim alongside a sale	£295.00	£59.00	£354.00
Leasehold fee	£295.00	£59.00	£354.00
Building Safety Act Sale (Flat in a building with 5 or more stories)	£295.00	£59.00	£354.00
Sale by Modern Auction	£395.00	£79.00	£354.00
Sale of unregistered land/preparation of an Epitome of Title	£395.00	£79.00	£474.00
Discharge of an Estate Rentcharge	£395.00	£79.00	£474.00
Home Appointment (subject to requirements, availability & location)	£395.00	£79.00	£474.00
Redemption of Equity Charge (Help to Buy)	£395.00	£79.00	£474.00
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)	£795.00	£159.00	£954.00
Redemption (includes porting) of an Islamic Mortgage	£795.00	£159.00	£954.00
Approving a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Fast Track (all correspondence reviewed within 2 working days)	£795.00	£159.00	£954.00
Drafting a Deed of Variation to correct a Lease Defect	£995.00	£199.00	£1,194.00
Drafting or negotiating an Exclusivity Agreement	£995.00	£199.00	£1,194.00
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)	£1,250.00	£250.00	£1,500.00
Extending a Lease term by agreement with the Landlord alongside a sale	£1,250.00	£250.00	£1,500.00

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