

# LesterCampbell

PROPERTY SOLICITORS

## CHANGE OF OWNERSHIP OF RESIDENTIAL PROPERTY PRICE LIST

### [MORTGAGE FREE PROPERTIES ONLY]

**This Price List is not for use where the property is or will be mortgaged:** Please refer to the Remortgage Price List

#### FIXED FEE

**Our fees are fixed at the outset** and include all work incidental to a typical freehold transfer of ownership transaction.

Additional fees would only be applied if additional work is required which does not form part of a typical remortgage 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.

#### IF YOU ARE BEING REMOVED FROM THE DEEDS:

We will approve the Transfer document prepared by the remaining owner's solicitors for a **fixed fee of £395.00 + VAT**.

- *The Thirdfort/AML Search Fee of £50 plus VAT will also be payable.*
- *The Infotrack Services Fee of £50 plus VAT will also be payable.*

#### IF YOU ARE ADDING OR REMOVING SOMEONE TO THE DEEDS:

Property Value	Our Fee	Infotrack Services Fee	Thirdfort AmL Search Fee	Perfect Portal App Fee	VAT on fees	Land Registry Fee	No-search indemnity est.	TOTAL
< £100K	£595.00	£50.00	£50.00	£7.50	£141.50	£20.00	£20.00	<b>£884.00</b>
£100,001 to 200,000.99	£595.00	£50.00	£50.00	£7.50	£141.50	£30.00	£45.00	<b>£919.00</b>
£200,001 to 500,000.99	£595.00	£50.00	£50.00	£7.50	£141.50	£45.00	£77.00	<b>£966.00</b>
£500,001 to £1m	£695.00	£50.00	£50.00	£7.50	£141.50	£65.00	£112.00	<b>£1,121.00</b>
£1m and over	0.06%		£50.00	£7.50		£140.00		

#### STAMP DUTY

If you are acquiring an interest or additional share in a property **you may be liable to pay stamp duty**. 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 the property will be your main home or is a buy to let property. Stamp duty is payable on the consideration paid for the additional share. This includes the value of any mortgage you are released from.

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!

#### 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.

# LesterCampbell

PROPERTY SOLICITORS

## SERVICES PACK

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 and pre-completion searches ordered using their platform. It also includes any charges incurred for use of InfoTrack's DocuSign tool.

## 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.

## 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 should be multiplied by 2.

## NO-SEARCH INDEMNITY

Your new lender requires that we check that there is no information contained in public records (including those held by the local authority, water authority and coal board) that would impact on the property's suitability for security of the loan. When remortgaging (as opposed to purchasing a property for the first time), however, most lenders will accept a no-search indemnity insurance policy in place of searches. The cost of this indemnity insurance therefore needs to be added to the total cost noted in the table above. The amount quoted is an estimate.

A handful of lenders do not accept indemnity insurance and full search pack will be required at a cost of £325 plus vat. No-search indemnity insurance will be used instead of a full search pack wherever possible.

## 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
Management company restrictions on a freehold property	£195.00	£39.00	£234.00
First registration of unregistered title deeds	£195.00	£39.00	£234.00
Preparing a statement where title defect or name discrepancies	£195.00	£39.00	£234.00
Home appointments (subject to requirements, availability & location)	£195.00	£39.00	£234.00
Leasehold Fee	£295.00	£59.00	£354.00
Preparing and advising in relation to a simple Declaration of Trust	£295.00	£59.00	£354.00
Preparing and advising in relation to a complex Declaration of Trust	Price on request		
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
Preparing a new Lease or Transfer of Part for a remortgage of part	£995.00	£199.00	£1194.00
Extending a Lease term by agreement with the Landlord	£995.00	£199.00	£1194.00

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