

LesterCampbell

PROPERTY SOLICITORS

CHANGE OF OWNERSHIP OF RESIDENTIAL PROPERTY PRICE LIST

If the property is or will be mortgaged, the fees and expenses incurred will be as per our Re-mortgage Price List with the Change of Ownership Fee added. If the property is mortgaged please therefore refer to our Re-mortgage Price List in the first instance.

Fixed Price Conveyancing

Our fees are fixed at the outset and include all work incidental to a typical remortgage 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 TITLE:

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

The Thirdfort AML App Fee of £30 plus VAT will also be payable.

A reduced Infotrack Services Fee of £20 plus VAT will also be payable.

Total cost to you is therefore £534.00.

Please note that if you are giving up your interest in the property for less than your interest is worth (gifting) we may not be able to act for you without ensuring you are properly advised in connection with the implications of you giving up your interest in the property and that advice may need to be provided by another solicitor, accountant or tax advisor.

IF YOU ARE REMAINING ON THE TITLE OR BEING ADDED TO THE TITLE:

If the property is mortgage free and will remain mortgage free and **we are acting for the remaining and/or new owner(s)** the cost would be as set out in the table below.

Property Value	Our Fee	Infotrack Services Fee	Thirdfort AmL Search Fee	VAT on fees	Perfect Portal App Fee	Land Registry Fee	No-search indemnity est.	TOTAL
< £100K	£495.00	£40.00	£50.00	£117.00	£5.81	£20.00	£20.00	£747.81
£100,001 to 200,000.99	£495.00	£40.00	£50.00	£117.00	£5.81	£30.00	£45.00	£782.81
£200,001 to 500,000.99	£495.00	£40.00	£50.00	£117.00	£5.81	£45.00	£77.00	£829.81
£500,001 to £1m	£595.00	£40.00	£50.00	£137.00	£5.81	£65.00	£112.00	£1,004.81
£1m and over	0.06%		£50.00		£5.81	£140.00		

Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction, including redemption of a mortgage and all bank transfer fees. If the property is **leasehold** a leasehold fee of £195.00 plus VAT will also be payable.

Why are leasehold transactions more expensive?

Additional work is required which includes reviewing the lease and checking it meets your lender's requirements; including checking the provisions for repairs and maintenance of the building, reporting to you on the suitability of the lease and the obligations of the landlord and any management company, checking for any defective cladding issues and complying with the landlord's requirements on completion. Administration fees may also be payable to the landlord and/or management company both on completion and in respect of the provision of replies to standard leasehold enquiries.

Bank Transfer Fees

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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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!

Searches or No-Search Indemnity Insurance

If you are acquiring an interest in a property, you are expected to have full knowledge of all matters contained in public records. Purchasers are advised to obtain a Search Pack which includes local, drainage, coal and environmental searches for £300.00 plus VAT. Alternatively, no-search indemnity insurance can be obtained which insures against financial loss arising as a result of something which the searches would have revealed. The fee scale above assumes you are happy to proceed with no-search indemnity insurance in place of searches.

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.

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 and pre-completion searches 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.

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 50% 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.

The Land Registry Application Search Services Fee is an administrative fee payable to one of our service providers for using their electronic Land Registry application submission tool.

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
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.