

LesterCampbell

PROPERTY SOLICITORS

PURCHASE OF RESIDENTIAL PROPERTY PRICE LIST

Purchase Price	Our Fee	VAT	Search Pack Price	Infotrack Admin Fee	Index Map Search	Perfect Portal App Fee	Land Registry Final Searches	Land Registry Fee	TOTAL
< £80,000.99	£695.00	£139.00	£158.90	£7.20	£4.00	£5.64	£7.00	£20.00	£1,036.74
£80,001.00 to £100,000.99	£745.00	£149.00	£158.90	£7.20	£4.00	£5.64	£7.00	£40.00	£1,116.74
£100,001.00 to £200,000.99	£795.00	£159.00	£158.90	£7.20	£4.00	£5.64	£7.00	£95.00	£1,231.74
£200,001.00 to £300,000.99	£845.00	£169.00	£158.90	£7.20	£4.00	£5.64	£7.00	£135.00	£1,331.74
£300,001.00 to £400,000.99	£895.00	£179.00	£158.90	£7.20	£4.00	£5.64	£7.00	£135.00	£1,391.74
£400,001.00 to £500,000.99	£945.00	£189.00	£158.90	£7.20	£4.00	£5.64	£7.00	£135.00	£1,451.74
£500,001.00 to £999,999.99	£995.00	£199.00	£158.90	£7.20	£4.00	£5.64	£7.00	£270.00	£1,646.74
£1m and over	0.10%		£158.90	£7.20	£4.00	£5.64	£7.00	£455.00	

Our Fee includes all of the following which we do not charge an additional fee for:

- No mortgage admin fees
- No Stamp Duty Form submission fees
- No bank transfer fees or charges
- No ID Search Fee or costs (unless opt for premium Thirdfort service – see below)
- No postage, copying or archiving fees or charges

Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction. If the property is **leasehold** a leasehold fee of £250.00 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, apportioning ground rent and services charge, negotiating retentions where service charges are based on estimates and complying with the landlord's requirements on completion. Administration fees may also be payable to the landlord and/or management company on completion.

Stamp Duty Land Tax

You will also need to factor in the amount of stamp duty you will need to pay. 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 or not you are a first time buyer.

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.

Search Services Pack

As a buyer you are deemed to have knowledge of information contained in public records. The search services price includes searches of the local authority, water authority and coal board's public records as well as a comprehensive environmental report (includes HS2 and flood risk). Some properties may not require a coal authority search which will reduce the pack price by £39.60 to £126.50. Occasionally additional searches may be recommended that are not included in the Search Pack Price quoted. The Infotrack Administration fee is payable to our search provider for access to technology which helps to speed up the conveyancing process.

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.

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Land Registry Searches

The Land Registry Searches Includes one final Land Registry priority search at a cost of £3.00, which is carried out prior to exchange of contracts to ensure a period of priority pending completion during which no new entries can be noted on the registered title, and two bankruptcy searches. Bankruptcy searches are £2.00 each and will be carried out against each purchaser and anyone else providing funds to assist with the purchase, such as a parent gifting part of a deposit.

The price quoted is therefore indicative only and is based on only one priority search being required and up to two bankruptcy searches. Additional searches may be required.

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 is multiplied by 2.

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	Total
Adapting documents for electronic signature; price per document <i>(Payable to a 3rd party supplier)</i>	£2.00	£0.00	£2.00
Thirdfort AML Search, if opt in, ID only <i>(Payable to a 3rd party supplier)</i>	£9.95	£1.99	£11.94
Thirdfort AML Search, if opt in, ID & Proof of Funds <i>(Payable to a 3rd party supplier)</i>	£14.50	£2.90	£17.40
Submitting a Help to Buy ISA Bonus Request	£50.00	£10.00	£60.00
Additional fee where buyer is company and buying with a mortgage in respect of complying with company law aspects and registration of charge at Companies House	£95.00	£19.00	£114.00
Additional fee where loan is a short-term bridging loan and we are acting for the specialist lender also	£95.00	£19.00	£114.00
Assignment of a share of freehold alongside a leasehold	£95.00	£19.00	£114.00
Preparing a Deed of Covenant or Licence to Assign where required by but not prepared by Landlord and/or Management Company	£125.00	£25.00	£150.00
Preparing Epitome of Title for registration of unregistered title deeds at Land Registry	£150.00	£30.00	£180.00
Preparing a Declaration of Gift and work incidental thereto <i>(A Thirdfort AML Search of £14.50 +vat and a £2.00 bankruptcy search will also be payable for each person gifting)</i>	£195.00	£39.00	£234.00
Affordable Housing Schemes <i>(e.g. Help to Buy, Shared Equity, Shared Ownership)</i>	£195.00	£39.00	£234.00
Reporting to lender's solicitors where separately represented	£195.00	£39.00	£234.00
Preparing and advising in relation to a simple Declaration of Trust <i>(e.g. to protect an additional lump sum investment)</i>	£250.00	£50.00	£300.00
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
Acting where Islamic Mortgage being used to fund the purchase	£795.00	£159.00	£954.00
Negotiating an Exclusivity Agreement	£795.00	£159.00	£954.00
Lease extensions where terms agreed with Landlord alongside a purchase	£995.00	£199.00	£1194.00

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

Thirdfort AML Search

You have the option of submitting documentation electronically via an app created by Thirdfort. Full details are available on request.