



# Fees - Making it Clear



Our Fixed Fee Quotation covers a standard freehold sale or purchase. If other legal documents or additional services are required or requested, the additional fees payable are set out below.

All additional services are covered by our **FIXED PRICE GUARANTEE**.

#### **1. BUILDING SOCIETY MORTGAGE FEES**

From 1<sup>st</sup> October 1999, most Banks and Building Societies have adopted a new protocol. This involves increased administration for which a fee will be made, as detailed in Section 8 of your mortgage offer.

#### **2. REDEMPTION OF MORTGAGE**

Where you are redeeming the mortgage on your present property a charge will be made of £95.00 plus VAT. For any subsequent charge an additional fee of £50.00 plus VAT will be charged.

#### **3. LEASEHOLD PROPERTIES**

If the property you are buying/selling is a Leasehold flat an extra £150.00 plus VAT will be charged.

#### **4. EXPEDITION FEE**

The normal period between exchange of contracts and completion is 10 working days. This is to enable documentation, reports, searches and requests for funds to be ordered in good time. Where completion takes place within 5 working days of exchange, an expedition fee of £95.00 plus VAT will be payable.

#### **5. SURVEYOR'S REPORT**

Where your survey report requires us to report to you, with reference to their report, a fee of £50.00 plus VAT will be payable.

#### **6. BANK TRANSFER FEES**

For each sum of money sent electronically by telegraphic transfer a fee of £35 plus VAT will be charged.

#### **7. DEFECTIVE TITLE**

Since 1999 when the Building Societies brought in a new protocol, even minor defects in title will need to be covered by a specific insurance policy. Where such a policy will be required either on your existing or new property, a fee will be payable of £50.00 plus VAT in addition to the cost of the policy.

#### **8. ARCHIVE FEES**

Most Lenders no longer hold documents other after completion. It is called "dematerialisation". We will store your title documents on your purchase for a one off fee of £50 plus VAT.

#### **9. STAMP DUTY - POWER OF ATTORNEY**

Since December 2004, you are required to complete a 7 page tax return when you purchase. We can complete the form on your behalf and lodge it with the Inland Revenue. The fee is £60.00 plus VAT.

#### **10. DECLARATION OF TRUST AND COHABITATION AGREEMENTS**

Where you are not married, or are putting in unequal amounts for the purchase of a property, it is better to protect those interests. This is done by a Declaration of Trust. The fee for a simple Declaration of Trust is £175.00+VAT, and a simple Cohabitation Agreement £150+VAT

## **11. STATUTORY DECLARATIONS**

Where we are required to prepare a Statutory Declaration on your behalf to rectify the title to your property or record historical facts e.g. The length of time you have used a right of way, a fee of £150.00 plus VAT will be charged.

## **12. SERVICE OF NOTICES**

Where it is a requirement that a notice should be served e.g. on a landlord, or Management Company, a fee of £25.00 plus VAT will be charged

## **13. EARLY REQUEST FOR FUNDS**

Where a completion is required, but no exchange has taken place, and you ask us to apply for funds, there will be a charge of £150.00 plus VAT if completion does not take place and we have to return monies to your lender or Bank.

## **14. DEED OF COVENANT**

Where the lease or freehold requires a Deed of Covenant to be drawn up and entered into by you, a fee of £125.00 plus VAT will be charged.

## **15. DEALING WITH MORE THAN ONE PERSON**

Where you require both parties to be informed on a regular basis a further fee of £95.00 plus VAT will be charged. Where we need to deal with another firm of solicitors e.g. on divorce, a charge of £150 plus VAT will be made.