



## COSTING GUIDE

### MISCELLANEOUS PROPERTY TRANSACTIONS

We have prepared this information sheet to provide our prospective client with clear and conscious information in relation to the costs that may be charged on residential property transactions.

#### Transfer of Equity

Our fees cover the work required to complete the transfer of your property, including obtaining title documentation from the Land Registry, drafting the Transfer Deed and dealing with registration of the transaction at the Land Registry.

We charge a fee of **£350.00 plus VAT** in respect of a transfer of property.

We would also expect the following disbursements:

- HM Land Registry Registration Fee - dependant on the value of the Property

[Click here for more information on the Land Registry Fee payable](#)

- Electronic money transfer – admin fee £30 (plus VAT) per transaction;

#### Remortgage

Our fees cover the work required to complete the remortgage of your property, including obtaining searches for the property as required by the lender, reviewing the mortgage offer, ensuring compliance with the terms of the mortgage, and dealing with registration of the legal charge at the Land Registry.

We charge a fee of **£350.00 plus VAT** in respect of the remortgage of a property.

We would also expect the following disbursements:

- Search Fees £200 - £400
- HM Land Registry Search fees from £3.00;
- HM Land Registry Registration Fee - dependant on the value of the Property

[Click here for more information on the Land Registry Fee payable](#)

- Electronic money transfer – admin fee £30 (plus VAT) per transaction.

## **Transfer of Equity & Remortgage**

We charge a fee of **£500.00 plus VAT** in respect of a transfer of equity and remortgage.

We would also expect the following disbursements:

- Search Fees £200 - £400
- HM Land Registry Search fees from £3.00;
- HM Land Registry Registration Fee - dependant on the value of the Property

[Click here for more information on the Land Registry Fee payable](#)

- Stamp Duty Land Tax - Stamp duty is more complex for remortgages and transfers of equity. Please contact us for further information
- Electronic money transfer – admin fee £30 (plus VAT) per transaction;

### **Other leasehold disbursements**

The following additional disbursements may be payable on any remortgage or transfer of equity transaction. The fees payable will be confirmed upon receipt of the lease and the leasehold sale pack from the management agents acting for the landlord and / or the management company.

- Notice of Transfer fee;
- Notice of Charge fee (if the property is to be mortgaged);
- Deed of Covenant fee;
- Certificate of Compliance fee

### **First Registration**

We charge a fixed fee of £350.00 plus VAT in relation to a voluntary first registration of title for a standard Residential Property.

However, we reserve the right to increase our legal fees in the event that the title deeds cannot be located and we are required to reconstruct the title to the Property.

We would also expect the following disbursements:

- HM Land Registry Registration Fee - dependant on the value of the Property.

- For Commercial/Agricultural land this is dependent upon the size and complexity of Title. Prices start at £400 + VAT

[Click here for more information on the Land Registry Fee payable](#)

The fees estimated within this information sheet assumes that:

- This is a standard transaction and that no unforeseen matters arise including, for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction;
- The transaction is concluded in a timely manner and no unforeseen complications arise;
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Below is a list of things that may increase the estimated cost and the length of time taken to complete your transaction:

- Foreign AML Checks;
- Missing title deeds;
- Whether there is more than one mortgage to obtain (Help to Buy Loan);
- Shared ownership scheme;
- Statutory Declarations.

This is not an exhaustive list.

We are a Conveyancing Quality Scheme Accredited Firm and are registered panel members for many Mortgage Lenders. However, in the event that we are not on your Mortgage Lender's Panel of approved solicitors, we reserve the right to increase our legal fees.

We would advise you to contact us directly to discuss your matter so that we can give you more accurate information in relation to the costs that will be associated with your property sale.