

## Residential Conveyancing

Our fees cover all the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property is in Wales.

Examples: **Freehold Property**

### Conveyancer's fees and disbursements freehold sale @£100000.00

- Legal fee £350.00
- Fee for acting on behalf of a mainstream mortgage lender is generally included
- Search fees £0.00
- HM Land Registry fee £6.00
- Electronic money transfer fee £45.00
- Electronic ID check £10.00
- VAT payable £81.00
- Subtotal (or just this figure) £492.00

### Conveyancer's fees and disbursements freehold purchase @£100000.00

- Legal fee £350.00
- Fee for acting on behalf of a mainstream mortgage lender is generally included
- Fee for completing SDLT return on your behalf £60.00
- Search fees £160.17
- HM Land Registry fee £5.00
- Electronic money transfer fee £45.00
- Electronic ID check £10.00
- VAT payable £125.03
- Subtotal (or just this figure) £795.20

## Leasehold Property

### Conveyancer's fees and disbursements leasehold sale @£100000.00

- Legal fee £475.00
- Fee for acting on behalf of a mainstream mortgage lender is generally included
- Search fees £0.00
- HM Land Registry fee £6.00
- Electronic money transfer fee £45.00
- Electronic ID check £10.00
- VAT payable £106.00
- Subtotal (or just this figure) £642.00

### Conveyancer's fees and disbursements leasehold purchase @£100000.00

- Legal fee £475.00
- Fee for acting on behalf of a mainstream mortgage lender is generally included
- Fee for completing SDLT return on your behalf £60.00
- Search fees £160.17
- HM Land Registry fee £5.00

- Electronic money transfer fee £45.00
- Electronic ID check £10.00
- VAT payable £125.03
- Subtotal (or just this figure) £945.20

## **Freehold Remortgage**

### **Conveyancer's fees and disbursements freehold remortgage @£100000.00**

- Legal fee £300.00
- Fee for acting on behalf of a mainstream mortgage lender is generally included
- HM Land Registry fee (copy deeds) £8.00
- Search insurance £30.00
- Final Searches £3.00
- HM Land Registry fee £20.00
- Electronic money transfer fee £45.00
- Electronic ID check £10.00
- VAT payable £77.60
- Subtotal (or just this figure) £493.60

### **Conveyancer's fees and disbursements Leasehold remortgage @£100000.00**

- Legal fee £425.00
- Fee for acting on behalf of a mainstream mortgage lender is generally included
- HM Land Registry fee (copy deeds) £8.00
- Search insurance £30.00
- Final Searches £3.00
- HM Land Registry fee £20.00
- Electronic money transfer fee £45.00
- Electronic ID check £10.00
- VAT payable £102.60
- Subtotal (or just this figure) £643.60

## **Referral fee (if any)**

We have referral arrangements in place with a number of referrers both Locally and Nationally.

The average referral fees payable for these referrals is: -

- Amount of referral fee paid Sale Property £ 330.00
- Amount of referral fee paid Purchase Property £ 300.00
- Amount of referral fee paid Remortgage Property £ 140.00

Average estimated total: £270.00

## **Disbursements**

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out

separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- HM Land Registry fee: £40.00
- Search fees: £160.17
- VAT on search fees £32.03
- Electronic money transfer fee: £45.00
- VAT £9.00
- Electronic ID check £10.00
- VAT £2.00
- Subtotal: £298.20

#### **Leasehold property additional Anticipated Disbursements\***

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £1.00 and £300.00.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £1.00 and £300.00.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £50.00 and £450.00.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50.00 and £450.00

\*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Stamp Duty Land Tax

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales by using the [Welsh Revenue Authority's website](#).

The precise stages involved in the sale purchase or remortgage of a residential property vary according to the circumstances. However, please therefore see our attached job specifications for details as to what we have included / excluded from our retainer.

#### **How long will my house purchase take?**

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 6 & 12 weeks. It can be

quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 4 weeks to exchange contracts. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 & 9 months. In such, a situation additional charges would apply.

\* Our fee assumes that:

- a. 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
- b. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Please see our attached job specifications to confirm what is included and excluded in the prices stated above.

### **Quote Calculator**

*If you wish to obtain a detailed quote, please click on the link below.*

<https://gblf.brighterestimates.co.uk/Quotes/New#/index>