

# Residential Conveyancing – Price Transparency

1. Freehold Sale
2. Freehold Purchase
3. Leasehold Sale
4. Leasehold Purchase
5. Mortgages and Re-mortgages

**1. Purchase of Freehold Property - Our fees cover all of the legal work required to complete the purchase of the property, 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 you wish to buy is in Wales.**

**The information is based on a number of assumptions and particular the fee 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 complication arise**
- **all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation**
- **no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.**

**There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when they arise or at the beginning of the transaction eg: if you are purchasing property with Mortgage then acting for mortgage lender additional fee will be payable in the sum of £100.00 plus vat.**

<p><b>Conveyancing Legal Fees and Disbursements:</b></p> <p><b>Note:</b> Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.</p>	<p><b>Property Value</b></p> <p>£0 to £200,000</p> <hr/> <p>£200,001 to £500,000</p> <hr/> <p>£500,001 to £850,000</p>	<p><b>Fees and Disbursements</b></p> <ul style="list-style-type: none"> <li>• Legal fee £550</li> <li>• Search fees £203.60</li> <li>• HM Land Registry fees between £20 – (£95)</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £116</li> <li>• Subtotal (or just this figure) £994.60</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Legal fee £650</li> <li>• Search fees £203.60</li> <li>• HM Land Registry fee between £135 – (£270)</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £136</li> <li>• £1,154.60</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Legal fee £895</li> <li>• Search fees £203.60</li> <li>• HM Land Registry fee between £270- (£910)</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £185</li> <li>• £1,583.60</li> </ul>
<p><b>Stamp Duty or Land Tax</b></p>	<p>You will also have to pay Stamp Duty or Land Tax. The amount depends on the purchase price of your property and whether you own any other properties. You can calculate the amount you will need to pay by using HMRC's website <a href="https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro">https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro</a> or if the property is located in Wales by using the Welsh Revenue Authority's website <a href="https://beta.gov.wales/land-transaction-tax-calculator">https://beta.gov.wales/land-transaction-tax-calculator</a></p>	
<p><b>Abortive Fees:</b></p>	<p>Abortive costs is when sometimes in a conveyancing transaction matter is not completed or you decide not to proceed with your transaction and we charge minimum abortive fee in the sum of £100 + VAT or more it depends on the amount of work we have done on your file and at which stage the transaction is abortive, we always keep to keep our clients fully informed about these abortive charges and addition to abortive costs thee will disbursements payments.</p>	
<p><b>Do we pay referral fees to people who introduce conveyancing clients to us</b></p>	<p>Some other firms of solicitors will pay a sum of money as a reward to an introducer of conveyancing work to them, this is usually known as a referral fee. Such arrangements can exist for example between the solicitors and estate agents or financial advisers. <b>We do not make such payments.</b> Always insist that</p>	

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<p><b>The experience of the people who may carry out the work for you:</b></p>	<p>With all the areas of work we do, we will do our best to give you a clear idea of what the work will cost you. However, where we are only able to provide a broad estimate of fees, or we cannot estimate what the final costs are likely to be, the work on your matter will be carried out at our various hourly rates for staff. The basic hourly rates are set out below. These can increase, based on a number of factors, but we will tell you the relevant hourly rate at the start of the matter</p> <table border="1" data-bbox="797 507 2024 1123"> <thead> <tr> <th data-bbox="797 507 1641 628">Position</th> <th data-bbox="1641 507 2024 628">Hourly Rate (plus VAT)</th> </tr> </thead> <tbody> <tr> <td data-bbox="797 628 1641 750">Director, Senior Solicitor or Specialist Qualified Advisor</td> <td data-bbox="1641 628 2024 750">£250</td> </tr> <tr> <td data-bbox="797 750 1641 871">Assistant Solicitor</td> <td data-bbox="1641 750 2024 871">£150</td> </tr> <tr> <td data-bbox="797 871 1641 992">Trainee Solicitor</td> <td data-bbox="1641 871 2024 992">£90</td> </tr> <tr> <td data-bbox="797 992 1641 1123">Paralegal</td> <td data-bbox="1641 992 2024 1123">£50</td> </tr> </tbody> </table>	Position	Hourly Rate (plus VAT)	Director, Senior Solicitor or Specialist Qualified Advisor	£250	Assistant Solicitor	£150	Trainee Solicitor	£90	Paralegal	£50
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<p><b>The typical timescales and key stages of the purchase transaction</b></p>	<p>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. On average the process takes between 8-12 weeks.</p> <p>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 6 weeks. However, if</p>										

	<p>you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges would apply.</p> <p>Stages of the process</p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> <li>•Take your instructions and give you initial advice</li> <li>•Check finances are in place to fund purchase and contact lender's solicitors if needed</li> <li>•Receive and advise on contract documents</li> <li>•Carry out searches</li> <li>•Obtain further planning documentation if required</li> <li>•Make any necessary enquiries of seller's solicitor</li> <li>•Give you advice on all documents and information received</li> <li>•Go through conditions of mortgage offer with you</li> <li>•Send final contract to you for signature</li> <li>•Agree completion date (date from which you own the property)</li> <li>•Exchange contracts and notify you that this has happened</li> <li>•Arrange for all monies needed to be received from lender and you</li> <li>•Complete purchase</li> <li>•Deal with payment of Stamp Duty/Land Tax</li> <li>•Deal with application for registration at Land Registry</li> </ul>
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**2. Purchase of a Leasehold Property - Our fees cover all of the legal work required to complete the purchase of the property, 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 you wish to buy is in Wales.**

**The information is based on a number of assumptions and particular the fee 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

- this is the assignment of an existing lease and is not the grant of a new lease

- the transaction is concluded in a timely manner and no unforeseen complications arise

- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when they arise or at the beginning of the transaction: - eg: if you are purchasing property with Mortgage then acting for mortgage lender additional fee will be payable in the sum of £100.00 plus vat.

Conveyancing Legal Fees and Disbursements:	Property Value	Fees and Disbursements
<p><b>Note:</b> Disbursements are costs related to your matter that are payable to third parties, such as Land Registry 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.</p>	<p>£0 to £200,000</p>	<ul style="list-style-type: none"> <li>• Legal fee £650</li> <li>• Search fees £203.60</li> <li>• HM Land Registry fee between £20 (£95)</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £136</li> <li>• Subtotal (or just this figure) £1039.60</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50- £150.</li> <li>• Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50- £150.</li> <li>• Deed of Covenant fee – This fee is provided by the management company for the property and</li> </ul>

<p>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.</p>		<p>can be difficult to estimate. Often it is between £50- £150.</p> <ul style="list-style-type: none"> <li>•Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50- £350.</li> </ul>
<p>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.</p>	<p>£200,001 to £500,000</p>	<ul style="list-style-type: none"> <li>•Legal fee £695</li> <li>•Search fees £203.60</li> <li>•HM Land Registry fee £135 – (£270)</li> <li>•Electronic money transfer fee £30</li> <li>•VAT payable £145</li> <li>• £1,208.60</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>•Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50- £150.</li> <li>•Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50- £150.</li> <li>•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- £150.</li> <li>•Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50 –£150.</li> </ul>
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<p><b>The typical timescales and key stages of the purchase transaction</b></p>	<p>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. On average the process takes between 8-10 weeks.</p> <p>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 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such a situation additional charges would apply.</p> <p>Stages of the process</p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> <li>•Take your instructions and give you initial advice</li> <li>•Check finances are in place to fund purchase and contact lender's solicitors if needed</li> <li>•Receive and advise on contract documents</li> <li>•Carry out searches</li> <li>•Obtain further planning documentation if required</li> <li>•Make any necessary enquiries of seller's solicitor</li> <li>•Give you advice on all documents and information received</li> <li>•Go through conditions of mortgage offer with you</li> <li>•Send final contract to you for signature</li> <li>•Agree completion date (date from which you own the property)</li> <li>•Exchange contracts and notify you that this has happened</li> </ul>	

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**3. Sale of a Freehold Property - Our fees cover all of the legal work required to complete the sale of the property based in England & Wales.**

The information is based on a number of assumptions and particular the fee 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 complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise: -

Conveyancing Legal Fees and Disbursements:	Property Value	Fees and Disbursements
<p><b>Note:</b> Disbursements are costs related to your matter that are payable to third parties. 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</p>	£0 to £200,000	<ul style="list-style-type: none"> <li>•Legal fee £550</li> <li>•Electronic money transfer fee £30</li> <li>•VAT payable £116</li> <li>•Subtotal £702</li> </ul> <p>Anticipated Disbursements*</p> <p>Office copy entries per title £6</p>
	£200,001 to £500,000	<ul style="list-style-type: none"> <li>•Legal fee £650</li> <li>•Electronic money transfer fee £30</li> </ul>

<p>below. This list is not exhaustive and other disbursements may apply depending on the term of the lease.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>•VAT payable £136</li> <li>• £822</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Office copy entries per title £6</li> </ul>									
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**4. Sale of a Leasehold Property - Our fees cover all of the legal work required to complete the sale of the property based in England & Wales.**

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There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when they arise: -

<p><b>Conveyancing Legal Fees and Disbursements:</b></p> <p><b>Note:</b> Disbursements are costs related to your matter that are payable to third parties. 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.</p> <p>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.</p>	<p><b>Property Value</b></p> <p>£0 to £200,000</p>	<p><b>Fees and Disbursements</b></p> <ul style="list-style-type: none"> <li>• Legal fee £550</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £116</li> <li>• Subtotal £702</li> </ul> <p>Anticipated Disbursements*</p> <p>Office copy entries per title £6</p>
	<p>£200,001 to £500,000</p>	<ul style="list-style-type: none"> <li>• Legal fee £650</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £136</li> <li>• £822</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Office copy entries £6</li> </ul>
	<p>£500,001 to £850,000</p>	<ul style="list-style-type: none"> <li>• Legal fee £895</li> <li>• Electronic money transfer fee £30</li> <li>• VAT payable £179</li> <li>• £1,110</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Office copy entries £6</li> </ul>
	<p><b>What happens if the transaction does not complete:</b></p>	<p>Abortive costs is when sometimes in a conveyancing transaction matter is not completed or you decide not to proceed with your transaction and we charge minimum abortive fee in the sum of £100 + VAT or more it depends on the amount of work we have done on your file and at which stage the transaction is</p>

	<p>abortive, we always keep to keep our clients fully informed about these abortive charges and addition to abortive costs thee will disbursements payments.</p> <table border="1" data-bbox="804 301 1861 593"> <thead> <tr> <th data-bbox="804 301 1597 363">STAGE</th> <th data-bbox="1597 301 1861 363">% of our fee charged</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 363 1597 427">Prior to draft documentation</td> <td data-bbox="1597 363 1861 427">20%</td> </tr> <tr> <td data-bbox="804 427 1597 529">Upon commencement of drafting documentation or documents being received</td> <td data-bbox="1597 427 1861 529">70%</td> </tr> <tr> <td data-bbox="804 529 1597 593">Upon finalising the draft documentation</td> <td data-bbox="1597 529 1861 593">90%</td> </tr> </tbody> </table> <p>Plus all disbursements incurred</p>	STAGE	% of our fee charged	Prior to draft documentation	20%	Upon commencement of drafting documentation or documents being received	70%	Upon finalising the draft documentation	90%
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<p><b>Do we pay referral fees to people who introduce conveyancing clients to us?</b></p>	<p>Some other firms of solicitors will pay a sum of money as a reward to an introducer of conveyancing work to them, this is usually known as a referral fee. Such arrangements can exist for example between the solicitors and estate agents or financial advisers. <b>We do not make such payments.</b> Always insist that any introducer tells you about a referral fee or reward they receive before introducing you to a firm of solicitors, as their recommendation may be motivated by a financial interest and not based solely on whether they think the solicitor can do a good job for you.</p>								
<p><b>The experience of the people who may carry out the work for you:</b></p>	<p>With all the areas of work we do, we will do our best to give you a clear idea of what the work will cost you. However, where we are only able to provide a broad estimate of fees, or we cannot estimate what the final costs are likely to be, the work on your matter will be carried out at our various hourly rates for staff. The basic hourly rates are set out below. These can increase, based on a number of factors, but we will tell you the relevant hourly rate at the start of the matter</p> <table border="1" data-bbox="792 1125 2027 1367"> <thead> <tr> <th data-bbox="792 1125 1641 1246">Position</th> <th data-bbox="1641 1125 2027 1246">Hourly Rate (plus VAT)</th> </tr> </thead> <tbody> <tr> <td data-bbox="792 1246 1641 1367">Director, Senior Solicitor or Specialist Qualified Advisor</td> <td data-bbox="1641 1246 2027 1367">£250</td> </tr> </tbody> </table>	Position	Hourly Rate (plus VAT)	Director, Senior Solicitor or Specialist Qualified Advisor	£250				
Position	Hourly Rate (plus VAT)								
Director, Senior Solicitor or Specialist Qualified Advisor	£250								

	Assistant Solicitor	£150
	Trainee Solicitor	£90
	Paralegal	£50
<p><b>The typical timescales and key stages of the purchase transaction</b></p>	<p>How long it will take from the offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes between 8-10 weeks.</p> <p>It can be quicker or slower, depending on the parties in the chain. For example, if you are involved in a chain with a first time buyer, it could take 6 weeks or more.</p> <p>Stages of the process</p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> <li>• Take your instructions and give you initial advice</li> <li>• Advise on contract documents</li> <li>• Obtain the management pack</li> </ul> <p>Supplying information to you and those involved with the transaction;</p> <ul style="list-style-type: none"> <li>• Checking the title of the property you are selling;</li> <li>• Preparing documents, the sale contract and deeds relating to your sale;</li> <li>• Dealing with questions and enquiries raised by your buyer’s Solicitors;</li> <li>• Reporting and providing information to you relating to the property you are selling;</li> <li>• Exchanging contracts, following any necessary negotiations on the terms;</li> <li>• Approving the transfer deed to the buyers;</li> <li>• Completing your sale and accounting to you for the proceeds or receiving from you any monies required to complete the sale;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Dealing with all post-completion matters, particularly repaying any outstanding mortgages or loans.</li> </ul>
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**6. Mortgages and Remortgages - A mortgage or re-mortgage occurs either when a mortgage is placed on a property which has no mortgage or you redeem the existing mortgage and transfer the mortgage to a new lender. The fees for our mortgage and remortgage price information apply only apply if you are using a mainstream or high Street Lender. If you have a mortgage offer with a non-mainstream lender, then our fees will be higher.**

**It is important to note that you cannot normally remortgage unless you have owned the property for a period of six months. If you wish the remortgage to go through within the six months period you must check with your lender as to whether this is possible.**

**The information is based on a number of assumptions and particular the fee assumes that:**

- this is a standard transaction
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

**There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise.**

<b>Conveyancing Legal Fees and Disbursements:</b>	<b>Mortgage Value</b>	<b>Fees and Disbursements</b>
<p><b>Note:</b> Disbursements are costs related to your matter that are payable to third parties. 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</p>	£0 to £150,000	<ul style="list-style-type: none"> <li>•Legal fee £500</li> <li>•Electronic money transfer fee per transfer £30</li> <li>•VAT payable £106</li> <li>•Subtotal £642</li> </ul> <p>Anticipated Disbursements* Office copy entries per title £6</p>
	£150,001 to £300,000	<ul style="list-style-type: none"> <li>•Legal fee £600</li> <li>•Electronic money transfer fee £30</li> </ul>

<p>below. This list is not exhaustive and other disbursements may apply depending on the term of the lease.</p> <p>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.</p>		<ul style="list-style-type: none"> <li>•VAT payable £126</li> <li>• £762</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Office copy entries per title £6</li> </ul>				
	£300,001 to £500,000	<ul style="list-style-type: none"> <li>•Legal fee £750</li> <li>•Electronic money transfer fee £30</li> <li>•VAT payable £156</li> <li>• £942</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Office copy entries per title £6</li> </ul>				
	£??? To ???	<ul style="list-style-type: none"> <li>•Legal fee £X</li> <li>•Electronic money transfer fee £X</li> <li>•VAT payable £X</li> <li>• £X</li> </ul> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> <li>• Office copy entries per title £x</li> </ul>				
<p><b>What happens if the transaction does not complete:</b></p>	<p>Abortive costs is when sometimes in a conveyancing transaction matter is not completed or you decide not to proceed with your transaction and we charge minimum abortive fee in the sum of £100 + VAT or more it depends on the amount of work we have done on your file and at which stage the transaction is abortive, we always keep to keep our clients fully informed about these abortive charges and addition to abortive costs thee will disbursements payments.</p> <table border="1" data-bbox="801 1171 1861 1294"> <thead> <tr> <th>STAGE</th> <th>% of our charge</th> </tr> </thead> <tbody> <tr> <td>Prior to draft documentation</td> <td>20%</td> </tr> </tbody> </table>		STAGE	% of our charge	Prior to draft documentation	20%
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<p><b>The experience of the people who may carry out the work for you:</b></p>	<p>With all the areas of work we do, we will do our best to give you a clear idea of what the work will cost you. However, where we are only able to provide a broad estimate of fees, or we cannot estimate what the final costs are likely to be, the work on your matter will be carried out at our various hourly rates for staff. The basic hourly rates are set out below. These can increase, based on a number of factors, but we will tell you the relevant hourly rate at the start of the matter</p> <table border="1" data-bbox="797 890 2029 1380"> <thead> <tr> <th data-bbox="797 890 1641 1010">Position</th> <th data-bbox="1641 890 2029 1010">Hourly Rate (plus VAT)</th> </tr> </thead> <tbody> <tr> <td data-bbox="797 1010 1641 1134">Director, Senior Solicitor or Specialist Qualified Advisor</td> <td data-bbox="1641 1010 2029 1134">£250</td> </tr> <tr> <td data-bbox="797 1134 1641 1260">Assistant Solicitor</td> <td data-bbox="1641 1134 2029 1260">£150</td> </tr> <tr> <td data-bbox="797 1260 1641 1380">Trainee Solicitor</td> <td data-bbox="1641 1260 2029 1380">£90</td> </tr> </tbody> </table>		Position	Hourly Rate (plus VAT)	Director, Senior Solicitor or Specialist Qualified Advisor	£250	Assistant Solicitor	£150	Trainee Solicitor	£90
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Director, Senior Solicitor or Specialist Qualified Advisor	£250									
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	Paralegal	£50
<p><b>The typical timescales and key stages of the purchase transaction</b></p>	<p>How long it will take from the offer being made until the remortgage is completed and registered will depend on a number of factors. On average the process takes between 4-8 weeks.</p> <p>It can be quicker or slower, depending on the parties involved.</p> <p>Stages of the process</p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> <li>• Obtaining details from you as to the whereabouts of your Title Deeds (if applicable). If you have a mortgage on the property, it is likely that the title deeds will be with your lender. If this is the case, we will require the details of your lender as well as your account number.</li> <li>• Investigating the title of the property and obtaining a redemption figure for your existing mortgage</li> <li>• We may need to carry out a Local Authority Search. This will entirely depend upon whether your new lender requires a search to be undertaken</li> <li>• Considering the mortgage company's instructions to us and considering the terms and conditions of your mortgage to ensure that they are complied with</li> <li>• Preparing the mortgage and other documents and obtaining your signatures to them where appropriate</li> <li>• Reporting to the mortgage company and obtaining the mortgage advance</li> <li>• Completing the re-mortgage. This is the date when the old mortgage will be repaid and the new mortgage will commence.</li> <li>• Registering the transaction at the Land Registry;</li> <li>• Forwarding the title documents to the mortgage company and accounting to you for any money held on your behalf.</li> </ul>	