

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>Conveyancing Legal Fees and Disbursements:</p> <p>Note: 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>Property Value</p>	<p>Fees and Disbursements</p>
	<p>£0 to £200,000</p>	<ul style="list-style-type: none"> • Legal fee £650 plus vat • Search fees £210.00 inc vat • HM Land Registry fees between £20 – (£100) applications sent electronically (NB: HM Land registry fees for first registration and applications sent in post will be between £40.00 to £230.00 and we will advise you when obtaining quote) • Electronic money transfer fee £30 plus vat £1,166.00
	<p>£200,001 to £500,000</p>	<ul style="list-style-type: none"> • Legal fee £750 plus vat • Search fees £210.00 inc vat • HM Land Registry fee between £150 applications sent electronically (NB: HM Land Registry fees for first registration and applications sent in post fee will be £330.00) and we will advise you when obtaining quote) • Electronic money transfer fee £30 plus vat • Subtotal: £1,196.00
<p>£500,001 to £1,000,000</p>	<ul style="list-style-type: none"> • Legal fee £995 plus vat • Search fees £210.00 inc vat • HM Land Registry fee between £295 (NB: HM Land Registry fees for first registration and applications sent in post fee will be £655.00) and we will advise you when obtaining quote) • Electronic money transfer fee £30 plus vat • £1,735.00 	
<p>Stamp Duty or Land Tax</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 https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro or if the property is located in Wales by using the Welsh Revenue Authority's website https://beta.gov.wales/land-transaction-tax-calculator</p>	

<p>Abortive Fees:</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 £150 + 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>Do we pay referral fees to people who introduce conveyancing clients to us</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. We do not make such payments. 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>The experience of the people who may carry out the work for you:</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="797 834 2029 1318"> <thead> <tr> <th data-bbox="797 834 1641 956">Position</th> <th data-bbox="1641 834 2029 956">Hourly Rate (plus VAT)</th> </tr> </thead> <tbody> <tr> <td data-bbox="797 956 1641 1077">Director, Senior Solicitor or Specialist Qualified Advisor</td> <td data-bbox="1641 956 2029 1077">£250</td> </tr> <tr> <td data-bbox="797 1077 1641 1198">Assistant Solicitor</td> <td data-bbox="1641 1077 2029 1198">£150</td> </tr> <tr> <td data-bbox="797 1198 1641 1318">Trainee Solicitor</td> <td data-bbox="1641 1198 2029 1318">£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								
Assistant Solicitor	£150								
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	Paralegal	£50
<p>The typical timescales and key stages of the purchase transaction</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 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"> •Take your instructions and give you initial advice •Check finances are in place to fund purchase and contact lender's solicitors if needed •Receive and advise on contract documents •Carry out searches •Obtain further planning documentation if required •Make any necessary enquiries of seller's solicitor •Give you advice on all documents and information received •Go through conditions of mortgage offer with you •Send final contract to you for signature •Agree completion date (date from which you own the property) •Exchange contracts and notify you that this has happened •Arrange for all monies needed to be received from lender and you •Complete purchase •Deal with payment of Stamp Duty/Land Tax 	

•Deal with application for registration at Land Registry
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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 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.

Conveyancing Legal Fees and Disbursements:	Property Value	Fees and Disbursements
<p>Note: 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</p>	<p>£0 to £200,000</p>	<p>Legal fee £750 plus vat Fee leasehold properties £300 plus vat Search fees £210.00 HM Land Registry fees between £20 – (£100) applications sent electronically (NB: HM Land Registry fees for first registration and applications sent in post fee will between £45-£230.00 and we will advise you when obtaining quote)</p>

<p>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>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>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>Electronic money transfer fee £30 plus vat Subtotal: £1606.00</p> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> •Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50- £250. •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- £250. •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- £250. •Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50- £350.
	<p>£200,001 to £500,000</p>	<ul style="list-style-type: none"> •Legal fee £850 plus vat Fee leasehold properties £300 plus vat •Search fees £210.00 inc vat •HM Land Registry fee between £150 applications sent electronically (NB: HM Land Registry fees for first registration and applications sent in post fee will be £330.00 and we will advise you when obtaining quote) •Electronic money transfer fee £30 plus vat •Subtotal: £1,776.00 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> •Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50- £250.

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	£500,001 to £100,000	<p>Legal fee £950 plus vat Fee leasehold properties £300 plus vat Search fees £210.00 HM Land Registry fees between £295 applications sent electronically (NB: HM Land Registry fees for first registration and applications sent in post fee will be £655.00 and we will advise you when obtaining quote) Electronic money transfer fee £30 plus vat Subtotal: £2,041.00</p> <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> •Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £50- £250. •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- £250. •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- £250.

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<p>Stamp Duty or Land Tax</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 https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro or if the property is located in Wales by using the Welsh Revenue Authority's website https://beta.gov.wales/land-transaction-tax-calculator</p>								
<p>What happens if the transaction does not complete:</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="804 810 1861 1104"> <thead> <tr> <th>STAGE</th> <th>% of our charge</th> </tr> </thead> <tbody> <tr> <td>Prior to draft documentation</td> <td>20%</td> </tr> <tr> <td>Upon commencement of drafting documentation or documents being received</td> <td>70%</td> </tr> <tr> <td>Upon finalising the draft documentation</td> <td>90%</td> </tr> </tbody> </table> <p>Plus disbursements incurred</p>	STAGE	% of our charge	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>The typical timescales and key stages of the purchase transaction</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</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"> •Take your instructions and give you initial advice •Check finances are in place to fund purchase and contact lender's solicitors if needed •Receive and advise on contract documents •Carry out searches •Obtain further planning documentation if required •Make any necessary enquiries of seller's solicitor •Give you advice on all documents and information received •Go through conditions of mortgage offer with you •Send final contract to you for signature •Agree completion date (date from which you own the property) •Exchange contracts and notify you that this has happened •Arrange for all monies needed to be received from lender and you •Complete purchase •Deal with payment of Stamp Duty/Land Tax •Deal with application for registration at Land Registry
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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: -

<p>Conveyancing Legal Fees and Disbursements:</p> <p>Note: 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>Property Value</p> <p>£0 to £200,000</p>	<p>Fees and Disbursements</p> <ul style="list-style-type: none"> •Legal fee £650 •Electronic money transfer fee £30 •VAT payable £136 •Subtotal £816 <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"> •Legal fee £750 •Electronic money transfer fee £30 •VAT payable £156 • £936.00 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> • Office copy entries per title £6
	<p>£500,001 to £850,000</p>	<ul style="list-style-type: none"> •Legal fee £995 •Electronic money transfer fee £30 •VAT payable £205 • £1230.00 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> • Office copy entries per title £6
	<p>What happens if the transaction does not complete:</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 £150 + VAT or</p>

	<p>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="804 339 1861 632"> <thead> <tr> <th data-bbox="804 339 1597 400">STAGE</th> <th data-bbox="1597 339 1861 400">% of our charge</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 400 1597 464">Prior to draft documentation</td> <td data-bbox="1597 400 1861 464">20%</td> </tr> <tr> <td data-bbox="804 464 1597 568">Upon commencement of drafting documentation or documents being received</td> <td data-bbox="1597 464 1861 568">70%</td> </tr> <tr> <td data-bbox="804 568 1597 632">Upon finalising the draft documentation</td> <td data-bbox="1597 568 1861 632">90%</td> </tr> </tbody> </table> <p>Plus disbursements incurred</p>	STAGE	% of our charge	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>Do we pay referral fees to people who introduce conveyancing clients to us?</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. We do not make such payments. 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>The experience of the people who may carry out the work for you:</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 1219 2024 1335"> <thead> <tr> <th data-bbox="792 1219 1639 1335">Position</th> <th data-bbox="1639 1219 2024 1335">Hourly Rate (plus VAT)</th> </tr> </thead> <tbody> <tr> <td data-bbox="792 1219 1639 1335"> </td> <td data-bbox="1639 1219 2024 1335"> </td> </tr> </tbody> </table>	Position	Hourly Rate (plus VAT)						
Position	Hourly Rate (plus VAT)								

	Director, Senior Solicitor or Specialist Qualified Advisor	£250
	Assistant Solicitor	£150
	Trainee Solicitor	£90
	Paralegal	£50
<p>The typical timescales and key stages of the purchase transaction</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"> • Take your instructions and give you initial advice • Advise on contract documents • Supplying information to you and those involved with the transaction; • Checking the title of the property you are selling; • Preparing documents, the sale contract and deeds relating to your sale; 	

	<ul style="list-style-type: none"> • Dealing with questions and enquiries raised by your buyer’s Solicitors; • Reporting and providing information to you relating to the property you are selling; • Exchanging contracts, following any necessary negotiations on the terms; • Approving the transfer deed to the buyers; • Completing your sale and accounting to you for the proceeds or receiving from you any monies required to complete the sale; • Dealing with all post-completion matters, particularly repaying any outstanding mortgages or loans.
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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.

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 or lease which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
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Conveyancing Legal Fees and Disbursements: Note: 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.	Property Value	Fees and Disbursements
	£0 to £200,000	<ul style="list-style-type: none"> •Legal fee £650 Legal fee for leasehold title £300 •Electronic money transfer fee £30 •VAT payable £196 •Subtotal £1,176

<p>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>Anticipated Disbursements*</p> <p>Office copy entries per title £6</p>						
	£200,001 to £500,000	<ul style="list-style-type: none"> •Legal fee £750 Legal fee for leasehold title £300 •Electronic money transfer fee £30 •VAT payable £216 • £1296 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> • Office copy entries £6 						
	£500,001 to £850,000	<ul style="list-style-type: none"> •Legal fee £995 Legal fee for leasehold title £300 •Electronic money transfer fee £30 •VAT payable £265 • £1,590 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> • Office copy entries £6 						
<p>What happens if the transaction does not complete:</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 £150 + 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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">STAGE</th> <th style="text-align: left;">% of our fee charged</th> </tr> </thead> <tbody> <tr> <td>Prior to draft documentation</td> <td>20%</td> </tr> <tr> <td>Upon commencement of drafting documentation or documents being received</td> <td>70%</td> </tr> </tbody> </table>		STAGE	% of our fee charged	Prior to draft documentation	20%	Upon commencement of drafting documentation or documents being received	70%
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<p>Do we pay referral fees to people who introduce conveyancing clients to us?</p>	<p>Plus all disbursements incurred</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. We do not make such payments. 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>The experience of the people who may carry out the work for you:</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="797 788 2029 1278"> <thead> <tr> <th data-bbox="797 788 1641 911">Position</th> <th data-bbox="1641 788 2029 911">Hourly Rate (plus VAT)</th> </tr> </thead> <tbody> <tr> <td data-bbox="797 911 1641 1034">Director, Senior Solicitor or Specialist Qualified Advisor</td> <td data-bbox="1641 911 2029 1034">£250</td> </tr> <tr> <td data-bbox="797 1034 1641 1157">Assistant Solicitor</td> <td data-bbox="1641 1034 2029 1157">£150</td> </tr> <tr> <td data-bbox="797 1157 1641 1278">Trainee Solicitor</td> <td data-bbox="1641 1157 2029 1278">£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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<p>The typical timescales and key stages of the purchase transaction</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"> • Take your instructions and give you initial advice • Advise on contract documents • Obtain the management pack <p>Supplying information to you and those involved with the transaction;</p> <ul style="list-style-type: none"> • Checking the title of the property you are selling; • Preparing documents, the sale contract and deeds relating to your sale; • Dealing with questions and enquiries raised by your buyer's Solicitors; • Reporting and providing information to you relating to the property you are selling; • Exchanging contracts, following any necessary negotiations on the terms; • Approving the transfer deed to the buyers; • Completing your sale and accounting to you for the proceeds or receiving from you any monies required to complete the sale; • Dealing with all post-completion matters, particularly repaying any outstanding mortgages or loans. 	

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.

Conveyancing Legal Fees and Disbursements:	Mortgage Value	Fees and Disbursements
<p>Note: 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</p>	<p>£0 to £150,000</p>	<ul style="list-style-type: none"> • Legal fee £500 • Electronic money transfer fee per transfer £30 • VAT payable £106 • Subtotal £642 <p>Anticipated Disbursements*</p> <p>Office copy entries per title £6</p>
	<p>£150,001 to £300,000</p>	<ul style="list-style-type: none"> • Legal fee £600 • Electronic money transfer fee £30 • VAT payable £126 • £762 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> • Office copy entries per title £6
	<p>£300,001 to £500,000</p>	<ul style="list-style-type: none"> • Legal fee £750

<p>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"> • Electronic money transfer fee £30 • VAT payable £156 • £942 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none"> • Office copy entries per title £6 								
<p>What happens if the transaction does not complete:</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 £150 + 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="801 740 1861 1031"> <thead> <tr> <th data-bbox="810 746 1594 804">STAGE</th> <th data-bbox="1603 746 1852 804">% of our charge</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 810 1594 868">Prior to draft documentation</td> <td data-bbox="1603 810 1852 868">20%</td> </tr> <tr> <td data-bbox="810 874 1594 970">Upon commencement of drafting documentation or documents being received</td> <td data-bbox="1603 874 1852 970">70%</td> </tr> <tr> <td data-bbox="810 976 1594 1034">Upon finalising the draft documentation</td> <td data-bbox="1603 976 1852 1034">90%</td> </tr> </tbody> </table> <p>Plus disbursements incurred</p>		STAGE	% of our charge	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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The experience of the people who may carry out the work for you:

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

Position	Hourly Rate (plus VAT)
Director, Senior Solicitor or Specialist Qualified Advisor	£250
Assistant Solicitor	£150
Trainee Solicitor	£90
Paralegal	£50

The typical timescales and key stages of the purchase transaction

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.

It can be quicker or slower, depending on the parties involved.
Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:

- | | |
|--|---|
| | <ul style="list-style-type: none">• 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.• Investigating the title of the property and obtaining a redemption figure for your existing mortgage• 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• Considering the mortgage company's instructions to us and considering the terms and conditions of your mortgage to ensure that they are complied with• Preparing the mortgage and other documents and obtaining your signatures to them where appropriate• Reporting to the mortgage company and obtaining the mortgage advance• Completing the re-mortgage. This is the date when the old mortgage will be repaid and the new mortgage will commence.• Registering the transaction at the Land Registry;• Forwarding the title documents to the mortgage company and accounting to you for any money held on your behalf. |
|--|---|