

ADDITIONAL CHARGES LIST

Our firm try and provide you with an accurate quote and possible at the outset of your matter and based on the information you provided to us. However, sometimes additional work will become required to conclude your conveyancing transaction which we and you would not have known to be applicable until after the case had started. In such circumstances additional charges may become applicable for work and services required in excess of the standard legal process for a conveyancing matter. Should any such fees become applicable we will try to communicate these to you as early as possible once they become known to us.

Wherever possible we will try to provide you with a fixed fee for the additional work, as typically detailed within the below list. In addition to our fees, it is possible in some circumstances that disbursements will become applicable, which we have tried to anticipate in the below list titled 'Other'. Once more specific details of known of any issue, we should be able to provide you with the anticipated disbursement fee at that time.

Additional Work	Description of Works	Fees	VAT	Total
Additional Land	If the property includes land which is formed through more than one legal title. This is a fee applicable for each additional title. Third party fees may also apply.	50.00	10.00	60.00
Archive Charge Fee	Our fee for archiving your file for a period of 6 years. This fee also includes our admin fee for retrieving your file from archive should you require any further information from the file within the 6-year period.	50.00	10.00	60.00
Auction	If a property is being sold or purchased at auction this is the fee for creating and/or checking the auction documents. This fee does not include any attendance at auction. Typically, a general solicitor will attend the auction at the request of the auction house, who would typically act for you on the day for payment of a small fee.	250.00	50.00	300.00
Bridging Loan	If you require bridging finance to purchase a property. Third party fees may also apply.	200.00	40.00	240.00
Buy to Let property	If you are buying a property and require a specialist Buy to Let mortgage, your lender will require us to do additional work.	100.00	20.00	120.00
Cheque payment	Payment sent via Royal Mail using standard post service. This fee is applicable per cheque.	50.00	10.00	60.00
Contaminated Land Issues	If the purchase does not receive a 'pass' certificate on an Environmental Search and we have to investigate a possible solution to this issue. Third party fees may also apply.	100.00	20.00	120.00
Contract Race	If more than one buyer is involved a contract race will be in place.	150.00	30.00	180.00
Declaration of Trust	When more than one person buys a property, you can specify the terms and the percentages of how you own the property. This is common if a family monetary gift is being provided or if the buyers are providing unequal deposit amounts. This is the basic fee charged, if a	200.00	40.00	240.00

	complicated Declaration is required, this fee could be higher.			
Deed of Covenant	This binds a new buyer to adhere to certain covenants or arrangements already in place at the property. This is the charge per Deed required.	75.00	15.00	90.00
Discharge of Legal Charge	This fee is applicable for each legal charge to be discharged.	50.00	10.00	60.00
Electronic Bank Transfer – CHAPS	An electronic method which will clear with you the same working day as it is processed. Please be ware if completion funds are not received by our firm by midday on the date of completion it is possible the transfer may not be processed until the next working day. This fee is applicable per money transfer	30.00	6.00	36.00
Expedited Completion	If a timescale between exchange and completion is less than 5 working days, we reserve the right to charge an expedited completion fee. This fee is at our discretion, and you should discuss any exchange requirements you have with your case handler throughout your conveyancing matter.	40.00	8.00	48.00
Gifted Deposit	If money towards your purchase is gifted to you by a third-party additional work is required. This fee will apply to each gift. Third Party fees may apply.	50.00	10.00	60.00
Help to Buy ISA / Lifetime ISA	Where you are using a Help to Buy ISA / Lifetime ISA there is additional work involved in obtaining the funds. The fee is per ISA.	50.00	10.00	60.00
HMO/HIMO (House in multiple occupation)	If the property is a house in multiple occupation	75.00	15.00	90.00
Indemnity Insurance	If an indemnity insurance policy is required, this is our fee per policy required. Third party fees may also apply	50.00	10.00	60.00
Insufficient Postage on received items	Where post is received at the office with insufficient postage, additional work and expense is required on our part to obtain the post. This fee is per item. Additional postage required will also be payable	20.00	4.00	24.00
Merger of leasehold and freehold titles	Our fee if the freehold and leasehold title are to be merged at the Land Registry upon completion.	50.00	10.00	60.00
Related sale/purchase conveyancer	If you have a related transaction which we are not instructed on and we need to liaise with your other solicitor to co-ordinate your sale and purchase cases.	100.00	20.00	120.00
Power of Attorney	Our fee if the property is being sold through an POA or any party in the matter is acting through a POA	100.00	20.00	120.00
Right to Buy	If you are using the Government Right to Buy Scheme	100.00	20.00	120.00
Fee for dealing with separated clients	If the property is being sold by a separated couple, there is additional works involved in dealing with both clients separately.	75.00	15.00	90.00
SDLT Submission	If you are buying a property, this covers the electronic submission of your Stamp Duty Land Tax submission, as required on ALL purchases.	50.00	10.00	60.00
Second or subsequent Legal Charge	When buying a property if you have more than 1 lender, this is our fee for dealing with the requirements of each lender. This fee applies to each additional lender.	75.00	15.00	90.00
Solar panels	If the property has solar panels	200.00	40.00	240.00
New Build	Where the property is a new build, this fee will apply due to the additional works involved.	100.00	20.00	120.00
Leasehold	If the tenure of the property is Leasehold, there is extensive further work to be carried out such as, investigating the lease, reporting on the lease etc. Where the property is a New Build Leasehold, this fee	100.00	20.00	120.00

	will still apply. Further information on this can be provided to you by your Conveyancer			
Management Company Charge	Where a property is subject to a Management Company additional work is involved in obtaining information from and dealing with the Company. Third Party fees may apply.	100.00	20.00	120.00
Notice Fees	Where a Management Company or Freeholder is involved Notices often have to be served following completion. This fee is per notice. This party fees may also apply.	75.00	15.00	90.00
Unregistered Property	Our fee is the property is unregistered and not currently on the Land Registry's electronic database. Third party fees may also apply	150.00	30.00	180.00
Tenanted Property	If the property has current tenants in occupation this fee covers our additional enquiries relating to the collection of information on the current tenants, their arrangements and any required rental apportionments.	75.00	15.00	90.00
Lender - separate solicitor representation	Our fee if your lender has separate legal representation. Third party fees may also apply	150.00	30.00	180.00
Transfer of Part	Our fee for dealing with the fact that property needs to be transferred from one title and a new title opened.	75.00	15.00	90.00
Mortgage Admin fee	This is our charge for dealing with your mortgage.	85.00	17.00	102.00
Shared Ownership	If only a percentage of the property is owned, there is extensive further work to be carried out.	75.00	15.00	90.00
Help to Buy	If you are purchasing a property with the aid of the Help to Buy, there is further works to be carried out and we have to register and protect both your lenders' interests in the property.	200.00	40.00	240.00