



## Residential conveyancing process (purchase)

### Prices

#### Our Fees

Sale Price Band	Fees	VAT at 20%
£0-£250,000	£575	£115
£250,001-£400,000	£695	£139
£400,000-£500,000	£850	£170
£500,000-£750,000	£895	£179
£750,000-£1,000,000	£950	£190
£1m-£2m	0.125% of purchase price	20%
Over £2m	0.15% of purchase price	20%

#### Other Fees that may apply depending on the circumstances:

Item Description	Fee	VAT @20%
Bank Transfer Fee (each)	£26	£5.20
If Property is Leasehold	£200	£40
If Property is a Retirement Property	£400	£80
If Property is a New Build	£200	£40
If Property is Shared Ownership	£100	£20

#### Other Expenses (often referred to as disbursements):

Item	Estimated Cost	VAT
Land Registry Searches	£6	
Searches	£350	VAT Inclusive

## Land Registry Fees

<b>Purchase Price</b>	<b>Online Registration (applies to most cases)</b>	<b>Postal Registration, Transfer of Part or New Lease (Typically applies where property title is currently unregistered or a new property)</b>
0 to £80,000	£20	£40
£80,001 to £100,000	£40	£80
£100,001 to £200,000	£95	£190
£200,001 to £500,000	£135	£270
£500,001 to £1,000,000	£270	£540
£1,000,001 and over	£455	£910

We will opt for online registration where this is possible.

**There may be other costs that might be payable. These are items payable to third parties who set their own fees. Common examples are:**

<b>Item</b>	<b>Payable To</b>	<b>Typical Cost</b>
Management Company Fees	Landlord or Management Company	£10-£250
Indemnity Insurance (where title defect identified)	Indemnity Insurance Company	£50-£500

## Services

### Services that we provide as part of the purchase process

- Corresponding with the seller's solicitors
- Obtaining searches
- Carrying out due diligence on the title, search results and contract papers
- Acting on behalf of your mortgage lender in carrying out due diligence where the lender permits
- Verifying your identity
- Carrying out source of funds information checks
- Verifying the identity of your seller's solicitors
- Exchanging contracts with your seller's solicitors
- Administering the completion process including obtaining mortgage advances
- Registering the transfer of ownership of the property with the Land Registry

### **Services that we do not provide as part of the purchase process**

- Assisting with disputes with other parties such as your buyer, mortgage lenders or estate agents
- Matters concerning the physical state of the property such as the condition of the buildings or appliances that form part of the property (e.g. gas boilers)
- Negotiating the price or other terms for the property and its contents
- Dealing with matters that relate to the physical condition of the property
- Matters that fall outside of the Law Society's Conveyancing Quality Scheme
- Advising on tax issues such as income, inheritance or capital gains tax
- Advising on the terms of your mortgage loan or buildings insurance