

# LesterCampbell

PROPERTY SOLICITORS

## PURCHASE OF RESIDENTIAL PROPERTY PRICE LIST

### FIXED FEE

Our fees are fixed at the outset and include all work incidental to a typical, **freehold** conveyancing transaction. This means:

- **No mortgage administration fee!**
- **No stamp duty form submission fee!**

These are included in our standard fee.

**Additional fees would only be applied if additional work is required which does not form part of a typical freehold conveyancing transaction.** To ensure there are no surprises, our Additional Fee Guide is included below.

We would **strongly advise you to contact us for a personal quote confirmation** so that we can check these for you and also apply any current promotions you may be eligible for.

Purchase Price	Our Fee	Infotrack Search Services Pack. Fee	Thirdfort AML Search Fee pp	Bank Transfer Fee	Perfect Portal App Fee	VAT on fees @ 20%	Land Registry Fee	TOTAL; excl. Stamp Duty
< £80,000.99	£995.00	£350.00	£50.00	£50.00	£7.50	£290.50	£20.00	<b>£1,763.00</b>
£80,001.00 to £100,000.99	£1,045.00	£350.00	£50.00	£50.00	£7.50	£300.50	£40.00	<b>£1,843.00</b>
£100,001.00 to £200,000.99	£1,095.00	£350.00	£50.00	£50.00	£7.50	£310.50	£100.00	<b>£1,963.00</b>
£200,001.00 to £500,000.99	£1,195.00	£350.00	£50.00	£50.00	£7.50	£330.50	£150.00	<b>£2,133.00</b>
£500,001.00 to £999,999.99	£1,295.00	£350.00	£50.00	£50.00	£7.50	£350.50	£295.00	<b>£2,398.00</b>
£1m and over	0.13%	£350.00	£50.00	£50.00	£7.50		£500.00	

### STAMP DUTY

You will also need to factor in the amount of stamp duty you will need to pay. The amount payable will depend upon a number of factors including what, if any, other property you own or have a major interest in and whether or not you are a first-time buyer. Different rates also apply if you reside outside of the UK or have done for 6 months or more within the last 12 months. We recommend that you use the HMRC's Stamp Duty Calculator to calculate your exact liability. Here is the link: <http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>. Alternatively, get in touch and we will check this for you.

### THIRDFORT AML SEARCH FEE

The Thirdfort AML Search Fee covers administrative costs payable to Thirdfort for use of their identification and source of funds verification technology.

### LAND REGISTRY FEE

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 55% reduction on the full fee payable. Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry.

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## INFOTRACK SEARCH SERVICES PACK FEE

As a buyer you are deemed to have knowledge of information contained in public records. The search services pack includes searches of the local authority, water authority and coal board's public records as well as a comprehensive environmental report (includes HS2 and flood risk).

The fee also includes unlimited Land Registry documents and pre-completion searches and unlimited use of DocuSign in addition to administrative fees payable to Infotrack for use of their integration technology with Land Registry, lender panel portals and HMRC, all of which help to speed up transaction times!

## ADDITIONAL FEE GUIDE

The above fees include all work incidental to a usual transaction. Additional fees will be payable for the following works which are **outside the scope of a typical freehold instruction**:

Additional Fee Guide	Fee	VAT @ 20%	Total
Registration or removal of a Charge or Debenture at Companies House	£25.00	£5.00	£30.00
Submitting a Help to Buy ISA or LISA Bonus Request (non-new build)	£50.00	£10.00	£60.00
Assessment & Advice in connection with a Rent Charge	£125.00	£25.00	£150.00
Service of a Notice to Completion should the seller fail to complete	£150.00	£30.00	£180.00
Assignment of a share of freehold alongside a leasehold	£195.00	£39.00	£234.00
Register a unilateral notice where completion date more than 6 weeks after exchange: Land Registry Fee of £20 plus:	£195.00	£39.00	£234.00
Preparing a Deed of Covenant or Licence to Assign where required by but not prepared by Landlord and/or Management Company	£195.00	£39.00	£234.00
Management Company Restrictions (on freehold property) and additional work incidental thereto	£195.00	£39.00	£234.00
Additional fee where buyer is a company and buying with a mortgage in respect of complying with company law aspects	£195.00	£39.00	£234.00
Preparing a Declaration of Gift and work incidental thereto <i>(A Thirdfort ID &amp; Source of Funds Check will also be required at a cost of £50.00 + vat per giftor)</i>	£195.00	£39.00	£234.00
New Build on a site where we are not a panel solicitor	£195.00	£39.00	£234.00
Home Appointment (subject to requirements, availability & location)	£195.00	£39.00	£234.00
Preparing Epitome of Title for registration of unregistered title deeds at Land Registry	£295.00	£59.00	£354.00
Reporting to lender's solicitors where separately represented	£295.00	£59.00	£354.00
Liaising with matrimonial solicitors where purchase pursuant to a divorce/separation	£295.00	£59.00	£354.00
Preparing and advising in relation to a simple Declaration of Trust	£295.00	£59.00	£354.00
Preparing and advising in relation to a complex Declaration of Trust	Price on request		
Dealing with the Attorney under a Lasting or Enduring Power of Attorney	£295.00	£59.00	£354.00
<b>Building Safety Act Report Fee (flat in a building with 5 or more stories)</b>	<b>£295.00</b>	<b>£59.00</b>	<b>£354.00</b>
<b>Leasehold Fee</b>	<b>£395.00</b>	<b>79.00</b>	<b>£474.00</b>
Equity Release Mortgage	£395.00	£79.00	£474.00
Affordable Housing Schemes ( <i>Help to Buy, Shared Ownership etc</i> )	£395.00	£79.00	£474.00
Assignment of a Solar Panel Lease including subject to Green Deal	£495.00	£99.00	£594.00
Additional fee where loan is a short-term bridging loan	£495.00	£99.00	£594.00
Approving a Deed of Variation to correct a Lease Defect	£495.00	£99.00	£594.00
Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Acting where Islamic Mortgage being used to fund the purchase	£795.00	£159.00	£954.00
Negotiating an Exclusivity Agreement	£795.00	£159.00	£954.00
Lease extensions where terms agreed with Landlord alongside a purchase	£995.00	£199.00	£1,194.00

Should you be concerned that any of the above additional charges might apply please contact us to enquire.