

Additional Fees

Please be advised that some transactions require us to carry out additional work or services which may not be evident at the start of the transaction. Please see the below list of additional fees and third- party payments for your information only at this stage.

Please note that we will advise you of any additional costs applicable for your transaction throughout the process.

Sale

Evidence of Change of Title	£40.00
Mortgage Redemption	£125.00
Acting on Leasehold or Commonhold Properties	£300.00
Bank Transfers	£30.00
Redemption of a Help to Buy Mortgage	£400.00
Removal of Registered Caution/Restriction/Title Entry (Each)	£150.00
Discharge of an Additional Charge	£150.00
Statutory Declaration	£200.00
Dealing with a Third-Party Lawyer	£250.00
Arranging Defective Title Insurance Policy/Missing documentation insurance	£100.00
Fee for Handling a Contract Race on a Sale	£175.00
Dealing with Parties Separately	£250.00
Using a Power of Attorney	£100.00
Dealing with Application at Land Registry to Correct Title	£100.00
Dealing with Existing Tenancy	£150.00
Dealing with a Management Company	£100.00
Freehold with an unmerged Leasehold interest	£250.00
Dealing with Companies House mortgage	£100.00

Purchase

Confirmation of Copy Ownership	£40.00
Acting on Leasehold or Commonhold Properties	£300.00
Acting for Lender – Mortgage	£125.00
Bridging Finance	TBC
Bank Transfer – Deposit	£30.00
Help to buy mortgages	£400.00
Help to buy equity loan	£385.00
Shared Ownership	£200.00
Stamp Duty Land Tax Form (Completion and Submission)	£80.00
Arranging Defective Title Policy/missing documentation insurance	£100.00
Deed of Covenant (Drafting, Engrossing and Registering Deed)	£200.00
Statutory Declaration	£150.00
Dealing with a Third-Party lawyer	£300.00
Dealing with a Third-Party Lender	£850.00
Certificate of Compliance	£125.00
Approving Staircasing as Part of your Purchase	£250.00
Registering up to Three Contact Addresses and/or Restriction	£95.00
Dealing with a New Build Property	TBC
Dealing with gifted funds (per gift)	£200.00
Dealing with gifted funds from overseas (per gift)	£300.00
Right to Buy Supplemental	£200.00
Freehold with an unmerged Leasehold interest	£250.00

Leasehold	
Lease Variation	£550.00
Legal Fee for Acting for a Lender on a Purchase by a Company	£950.00
Transfer of Share Certificate in the Management Company	£100.00
Certificate of Compliance	£100.00
Dealing with Shared Ownership Lease	£170.00
Dealing with Retention	£150.00
Additional	
Simultaneous Exchange and Completion of Contracts	£150.00
Reporting to Lender and Approving Gift Requirements (per gift)	£100.00
Ordering FENSA/ Planning Documents	£15.00
Conditional Contract	£750.00
Occupier Fee Sale/Purchase	£50.00
Securing Second Legal Charge	£450.00
Assignment of a Solar Panel Lease and Obtaining Consents	£150.00
Appointment of a New Trustee	£150.00
Preparing a Deed of Trust	TBC
Drafting a Transfer of Part with Rights, Reservations and/or Covenants	£950.00
Drafting Additional Contract Packages for Sale Contract Race (each)	£175.00
Expediting Sale/Purchase	£450.00
Cheque Returned Unpaid/Stopped at customer request	£35.00
Dealing with Unregistered Title	£150.00
Lost Share Indemnity	£50.00
Help to Buy ISA / Lifetime ISA	£50.00
Key Undertaking	£50.00
Investigating Funds in Accordance with Money Laundering Regulations on Purchases	Up to £450.00
Dealing with NHBC Certificate/Warranty	£50.00
LMS Fee – LENDER CHARGE NOT NBB CHARGE	£30.00
ULS Fee – LENDER CHARGE NOT NBB CHARGE	£12.00
Property covered by Building Safety Act 2022 (Relevant)	£500.00
Property covered by Building Safety Act 2022 (High Risk)	£1000.00
Leasehold Third Party Fees	
Ground Rent/Service Charge – from Landlord/Management Agents	TBC
Notice Fee/Deed of Covenant – from Landlord/Management Agents	TBC
Land Registry Certificate – from Landlord/Management Agents	TBC
Other Managing Agents/Landlord Fees	TBC
Company Purchase Fees	
Company Search	£36.00
Companies House Registration Fee	£23.00
Supplemental fee for our work	Up to £495.00