

## RESIDENTIAL CONVEYANCING FEES ESTIMATES (OCT 2018)

### SALE – FREEHOLD (HOUSE)

VALUE	LEGAL FEE	VAT	TOTAL
£0 - £125,000	950	190	1140
£125,001 - £150,000	1050	210	1260
£150,001 - £250,000	1100	220	1320
£250,001 - £300,000	1150	230	1380
£300,001 - £400,000	1200	240	1440
£400,001 - £500,000	1250	250	1500
£500,001 +	0.25%		

### SUPPLEMENTAL FEES ON SALE

	LEGAL FEE	VAT	TOTAL
<b>PROBATE SALES (only undertaken when the Firm is dealing with the Administration)</b>	x 1.5 of above fee scale	e.g. £0-£125k = £1425 + £285 VAT = £1710	
<b>LEASEHOLD (FLAT)</b>	£200	£40	£240

### DISBURSEMENTS ON SALE (deducted from sale proceeds)

	FEE	VAT	TOTAL
<b>Telegraphic Transfer (each)</b>	<b>£30</b>	<b>£6</b>	<b>£36</b>
<b>Case Management fee</b>	<b>£20</b>	<b>£4</b>	<b>£24</b>
<b>Land Registry official copies (per title)</b>	<b>£6</b>	<b>£1.20</b>	<b>£7.20</b>
<b>Land Registry documents (each)</b>	<b>£3</b>	<b>£0.60</b>	<b>£3.60</b>
Leasehold/Management pack	£TBA* fee collected up front – client to make cheque payable to the landlord/mngmt company or arrange other payment direct		
If required:			
Lost Share Certificates	£Variable		
FENSA Certificate (each)			£25 inc VAT
Gas Safe Certificate (each)			£6 inc VAT
Corgi Certificate (each)			£48 inc VAT
Cavity Wall Insulation Cert (each)			£15 inc VAT
NICEIE/Electrics Cert (each)			£12 inc VAT
Building Regulations/ Planning Approvals/ S106 Agreement/ TPO	£Variable from Council		
Indemnity Insurance Policies	£Variable from Provider		
[unregistered] Index Map Search	£4	£0.80	£4.80
[unregistered] Land Charges search (per name)	£2	£0.40	£2.20
[unregistered] Land Charges documents (per document)	£1	£0.20	£1.20



## PURCHASE – FREEHOLD (HOUSE)

VALUE	LEGAL FEE	VAT	TOTAL
£0 - £125,000	950	190	1140
£125,001 - £150,000	1075	215	1260
£150,001 - £250,000	1125	225	1350
£250,001 - £300,000	1175	235	1410
£300,001 - £400,000	1200	240	1440
£400,001 - £500,000	1250	250	1500
£500,001 +	0.25%		

## **SUPPLEMENTAL FEES ON PURCHASE**

	LEGAL FEE	VAT	TOTAL
NEW BUILD	200	40	240
HELP TO BUY EQUITY MORTGAGE	200	40	240
HELP TO BUY ISA (per account)	50	10	60
EXPEDITED FEE (24hr working day turnaround to correspondence)	200	40	240
<b>LEASEHOLD (FLAT)</b>	200	40	240

## **DISBURSEMENTS ON PURCHASE (£300 collected on account at the outset)**

	FEE	VAT	TOTAL
<b>Telegraphic Transfer (each)</b>	<b>£30</b>	<b>£6</b>	<b>£36</b>
<b>Case Management fee</b>	<b>£20</b>	<b>£4</b>	<b>£24</b>
<b>Search Pack: Local Search; Drainage &amp; Water Search; Environmental Search</b>	<b>From £172.30</b>	<b>£34.46</b>	<b>£206.76</b>
Other searches subject to property location and lender/buyer requirements	£TBA		
<b>Land Registry Search (per title)</b>	£3	£0.60	£3.60
<b>Land Charges Search (per name)</b>	£2	£0.40	£2.40
Search of proprietor's names (per name)	£11	£2.20	£13.20
<b>Land Registration fee</b>	<b>£Variable from Land Registry</b>	<b>Electronic submissions Whole titles at reduced cost</b>	
<b>Stamp Duty Land Tax/Land Transaction Tax Wales</b>	<b>£Variable in accordance with tax rate</b>		
Leasehold Notice fees Deed of Covenant Consent Certificate Share Certificate	£Variable in accordance with Lease		
Companies House mortgage registration fee (per legal charge) if required	£15 (electronic) £23 (postal)		
Companies House documents	£TBA		



## REMORTGAGE

	<b>LEGAL FEE</b>	<b>VAT</b>	<b>TOTAL</b>
Individuals £0-250,000	£750	£150	£900
Individuals £250,001+	£1250	£250	£1500
Companies/Separate representation	£1500	£300	£1800

## **DISBURSEMENTS ON REMORTGAGE**

	<b>FEE</b>	<b>VAT</b>	<b>TOTAL</b>
Telegraphic Transfer (each)	£30	£6	£36
Case Management Fee	£20	£4	£24
No search insurance – see separate fee scale	£Variable subject to policy cover and value		
If lender does not accept search insurance – search pack: Local, Drainage & Water; Environmental	£172.30 from	£34.46	£206.76
Other searches dependant on property location	£Variable		
Insolvency Insurance – separate	£Variable subject to policy cover and value		
Land Registry Search (per title)	£3	£0.60	£3.60
Land Charges Search (per name)	£2	£0.40	£2.40
<b>Land Registration fee</b>	<b>£Variable from Land Registry</b>		
<b>Stamp Duty Land Tax/Land Transaction Tax Wales</b>	<b>£Variable in accordance with tax rate</b>		
Leasehold Notice Fees Deed of Covenant Consent Certificate Share Certificate	£Variable in accordance with lease and following receipt of Lease & Management Pack		

Aaron & Partners: Residential Conveyancing; what we do:

### Freehold or Leasehold Sale and Purchase and Mortgage or Remortgage

Our fees cover all of the work required to complete the sale or purchase of your home, including on a purchase dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (SDLT) if the property is in England, or Land Transaction Tax (LTT) if the property you wish to buy is in Wales. On a sale we will also deal with the redemption of your existing mortgage. On mortgage or re-mortgage we will deal with the requirements of your Lender including searches and enquiries if required and redeeming any existing mortgage and registering any new mortgage as required.

Our fee assumes that:

- a. 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
- b. preparation of additional documents ancillary to the main transaction



- c. in leasehold transactions that this is the assignment of an existing lease and is not the grant of a new lease
- d. 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
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

### Timing

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. The average process takes between 4-12 weeks. 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 3 and 6 months. In such, a situation additional charges would apply.

### Stages of the Process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have outlined some key stages that are usually included:

- 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 SDLT/LTT
- Deal with application for registration at Land Registry



Who you would deal with at Aaron & Partners

**Simon Ellis** – Partner qualified as a solicitor in 1997 at Aaron & Partners since 2007

**Emma Rostron** – Conveyancing Executive, Chartered Institute of Legal Executives at Aaron & Partners since 2014

**Joshua Simpson** – Solicitor qualified in 2016 at Aaron & Partners since 2016

**Kate Spicer** – Graduate Legal Assistant at Aaron & Partners since 2017

**Laura Gandy** – Solicitor qualified in 2016 at Aaron & Partners since 2018

**Belinda Rowlands** – Legal Secretary at Aaron & Partners since 2018

