

Purchase Fees

Purchase Price	£0 - £99,999.99	£100,001.00 - £249,999.99	£250,001.00 - £399,999.99	£400,001.00 - £500,000.00	£500,001.00 +
Legal Fee:					
Our Costs	£525.00	£575.00	£650.00	£699.00	£799.00
VAT (@20%)	£105.00	£115.00	£130.00	£139.80	£159.80
TT and Administration Fee (inc VAT) (per TT)	£42.00	£42.00	£42.00	£42.00	£42.00
Archive Fee (inc VAT)	£43.20	£43.20	£43.20	£43.20	£43.20
ID Fee (per person) (inc VAT)	£18.00	£18.00	£18.00	£18.00	£18.00
Stamp Duty Land Tax / Land Transaction Tax Fee (inc VAT)	£60.00	£60.00	£60.00	£60.00	£60.00
Lawyer Checker Fee (inc VAT)	£21.60	£21.60	£21.60	£21.60	£21.60
Disbursements:					
Searches	£138.00	£138.00	£138.00	£138.00	£138.00
Land Registry Registration Fee*	See below*	See below*	See below*	See below*	See below*
Land Registry Official Search	£3.00	£3.00	£3.00	£3.00	£3.00
Bankruptcy Search (per person)	£2.00	£2.00	£2.00	£2.00	£2.00
Stamp Duty Land Tax / Land Transaction Tax	See below**	See below**	See below**	See below**	See below**

Supplements to be added as applicable (inc VAT at 20%):

<ul style="list-style-type: none"> Leasehold Fee - £330.00 Mortgage Fee - £120.00 Unregistered Title Fee - £180.00 Auction/Repossession Fee - £180.00 Buy to Let/2nd Home Fee - £118.80 Newbuild Fee - £192.00 Right to Buy Fee - £120.00 Declaration of Trust Fee - £300.00 	<ul style="list-style-type: none"> Gifted Deposit Fee - £174.00 Help to Buy Equity Loan Fee - £180.00 Help to Buy ISA Fee - £60.00 Lifetime ISA (LISA) Fee - £60.00 Shared Ownership/Equity Fee - £294.00 Non-UK Resident Fee - £180.00 Self Build Fee - £300.00 Share of Freehold Fee - £180.00
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*Land Registry Registration Fee (dependent on purchase price):

<u>Purchase Price</u>		<u>Land Registry Registration Fee</u>
From	To	
0 to	£80,000	£20
£80,001	£100,000	£40
£100,001	£200,000	£100
£200,001	£500,000	£150
£500,001	£1,000,000	£295
£1,000,001	over than £1,000,001	£500

Transfer of Part and First Registration fees will differ.

**Stamp Duty Land Tax/Land Transaction Tax - This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's [website](#) or if the property is located in Wales by using the Welsh Revenue Authority's [website](#).

ADDITIONAL FEE SHEET

SALE		PURCHASE	
<u>Fee Description</u>	<u>Price (exc of VAT)</u>	<u>Fee Description</u>	<u>Price (exc of VAT)</u>
Alteration of Official Copies Fee	£60 + VAT	Bridging Loan Fee/Commercial Mortgage Fee	£500 + VAT
Appointing an Additional Trustee Fee	£60 + VAT	Cheques Returned or Stopped Fee	£19 + VAT
Auction Legal Pack Fee	£360 + VAT	Cheques to a Third Party Fee	£25 + VAT
Buy to Let Fee	£99 + VAT	Companies House Search Fee	£33 + VAT
Cheques Returned or Stopped Fee	£19 + VAT	Contract Race Fee	£295 + VAT
Cheques to a Third Party Fee	£25 + VAT	Declaration of Trust Fee	£250 + VAT
Company Sale Fee	£100 + VAT	Deed of Covenant Fee	£195 + VAT
Companies House Search Fee	£33 + VAT	Deed of Grant Approval Fee	£245 + VAT
Confirmation of Ownership Transfer Fee	£45 + VAT	Deed of Postponement Fee	£295 + VAT
Contract Race Fee	£295 + VAT	Family Assistance Mortgage Fee	£295 + VAT
Declaration of Solvency Fee	£95 + VAT	Forces HTB Fee	£195 + VAT
Deed of Grant Approval Fee	£245 + VAT	Fraud Protection Fee	£85 + VAT
Deed of Grant Variation Fee	£445 + VAT	Freehold Property with a Management Company Fee	£225 + VAT
Freehold Property with a Management Company Fee	£225 + VAT	Freehold Property with Leasehold Title Fee	£275 + VAT
Funds Transfer Fee (outside UK)	£75 + VAT	Freehold Reversion Fee	£345 + VAT
Grant of a New Lease Fee - Creation	£500 + VAT	Funds Transfer Fee (outside UK)	£75 + VAT
Help to Buy Redemption Fee	£175 + VAT	Grant of a New Lease Fee - Approval	£250 + VAT
Houses in Multiple Occupation Fee	£350 + VAT	Grant of a New Lease Fee - Creation	£500 + VAT
ID Verification for Non-UK Residents Fee	£35 + VAT	Gifted Deposit Fee	£145 + VAT

Indemnity Insurance Fee	£70 + VAT
Key Undertaking Fee	£95 + VAT
Leasehold Fee	£275 + VAT
Legal Aid Charge Transfer Fee	£225 + VAT
Licence to Assign Fee	£175 + VAT
Listed Building Fee	£75 + VAT
Merger of Titles Fee	£125 + VAT
Name Declaration Fee	£30 + VAT
Negative Equity Fee	£250 + VAT
Overseas Clients Fee	£250 + VAT
Power of Attorney or Court Order Fee	£195 + VAT
Private Mortgage Fee	£175 + VAT
Reconstruction of Legal Title Fee	£295 + VAT
Restrictions Cautions or Notices Fee	£150 + VAT
Retention Fee	£30 + VAT
Sale Of Share Of Freehold Fee	£245 + VAT
Second or Subsequent Mortgage Fee	£99 + VAT
Share Certificate Fee	£75 + VAT
Shared Ownership Fee	£150 + VAT
Sharia Law Compliant Mortgage Fee	£345 + VAT

Help to Buy Equity Loan Fee	£180 + VAT
Help to Buy Forces Loan Fee	£195 + VAT
Help to Buy ISA Fee	£50 + VAT
Houses in Multiple Occupation Fee	£350 + VAT
ID Verification for Non-UK Residents Fee	£35 + VAT
Indemnity Insurance Fee	£70 + VAT
Key Undertaking Fee	£95 + VAT
Leasehold Fee	£275 + VAT
Lender Panel Management Fee	Dependent on Lender (see below)
Licence to Assign Fee	£175 + VAT
Lifetime ISA Fee	£50 + VAT
Lifetime Mortgage/Equity Release Fee	£500 + VAT plus £295 + VAT Third Party Lenders Lawyer Fee
Listed Buildings Fee	£75 + VAT
Merger of Titles Fee	£125 + VAT
Modern Auction Fee	£360 + VAT
New Build Fee	£160 + VAT
Occupier Waiver Fee	£75 + VAT
Overseas Clients Fee	£150 + VAT
Power of Attorney or Court Order Fee	£195 + VAT
Private Mortgage Fee	£175 + VAT

Solar Panels Fee	£120 + VAT
Stamp Duty Land Tax (SDLT) Staircasing Fee	£60 + VAT
Statutory Declaration Fee	£175 + VAT
Surplus Funds Payments to a Third Party Fee	£25 + VAT
Third Party Matrimonial Lawyer Fee	£295 + VAT
Third Party Other Lawyer Fee	£175 + VAT
Trust Sale Fee	£350 + VAT
Unregistered Title Fee	£100 + VAT
Upgrading Title to Absolute Fee	£60 + VAT
Voluntary First Registration Fee	£120 + VAT

Restrictions Cautions or Notices Fee	£150 + VAT
Retention Fee	£60 + VAT
Right to Buy Fee	£100 + VAT
Second or Subsequent Mortgage Transfer Fee	£195 + VAT
Share of Freehold Fee	£150 + VAT
Voluntary Right To Buy Fee	£345 + VAT
Shared Ownership/Equity Fee	£245 + VAT
Sharia Law Compliant Mortgage Fee	£345 + VAT
Solar Panels Fee (no Lease)	£120 + VAT
Solar Panels Fee (Lease)	£250 + VAT
Statutory Declaration Fee	£175 + VAT
Surplus Funds Payments to a Third Party Fee	£25 + VAT
Third Party Lenders Lawyer Fee	£295 + VAT
Third Party Other Lawyer Fee	£175 + VAT
Trust Purchase Fee	£350 + VAT
Unregistered Title Fee	£150 + VAT
Upgrading Title to Absolute Fee	£60 + VAT
Verification of Lawyer Fee	£10 + VAT

PLEASE NOTE THERE ARE CERTAIN TRANSACTIONS THAT ARE NOT INCLUDED IN THE ADDITIONAL FEES THAT WILL NEED TO BE QUOTED SEPERATLY, THESE INCLUDE BUT NOT LIMITED TO:

- Adverse Possession
- Lease extensions on Sale and Purchases
- Staircasing on Sale and Purchases
- Unrepresented Parties
- Auction – Sale and Purchase
- Transfer of Part Sale and Purchase

All fees noted above are subject to VAT (currently 20%) unless otherwise mentioned.

LENDER PANEL MANAGEMENT FEES

<u>Mortgage Lender</u>	<u>Panel Fee (inc of VAT)</u>
Atom Bank	£30.00
Bluestone Mortgages Limited	£30.00
Buckinghamshire Building Society	£30.00
Clydesdale Bank & Yorkshire Bank	£30.00
Cynergy Bank	£30.00
Danske Bank UK	£30.00
Darlington Building Society	£30.00
Dudley Building Society	£30.00
Hinckley & Rugby Building Society	£30.00
Hodge Bank	£30.00
HSBC UK	£30.00
Ipswich Building Society and Suffolk Building Society	£30.00
Leeds Building Society	£30.00
Leek United Building Society	£30.00
LiveMore Capital	£30.00
Marsden Building Society	£30.00
Melton Mowbray Building Society	£30.00
Metro Bank	£30.00
Monmouthshire Building Society	£30.00
National Counties Building Society and Family Building Society	£30.00
Natwest Bank	£30.00
Newcastle Building Society	£30.00
Principality Building Society	£30.00
Scottish Building Society	£30.00
Skipton Building Society	£30.00
Stafford Railway Building Society	£30.00
Tandem	£30.00
The Royal Bank of Scotland	£30.00
Tipton & Coseley Building Society	£30.00