

## **Our Fees**

Our professional fees and third party expenses cover all of the work required to complete the sale, purchase, re-mortgage and transfer of equity of your property in accordance with our assumptions stated below. We offer a fixed fee and a no move no fee on residential transactions to assist you with your budgeting as well as giving you peace of mind.

### Residential Sale and Purchase Freehold Fees

#### Sale Price Professional Fees for a straightforward transaction

(Our prices excluding VAT)

Up to £150,000 – £620.00
£150,001 to £200,000 – £640.00
£200,001 to £250,000 – £670.00
£250,001 to £300,000 – £700.00
£300,001 to £400,000 - £760.00
£400,001 to £500,000 - £820.00
£500,001 and over – 0.17%

#### Purchase Price Professional Fees for a straightforward transaction

(Our prices excluding VAT)

Up to £150,000 – £620.00
£150,001 to £200,000 – £670.00
£200,001 to £250,000 – £700.00
£250,001 to £300,000 – £750.00
£300,001 to £400,000 - £800.00
£400,001 to £500,000 - £850.00
£500,001 and over – 0.19%

An additional £195.00 plus VAT will be charged for leasehold properties, shared ownership, equity release schemes and new build.

Properties bought with the assistance of the Government “Help to Buy ISA” Scheme will be subject to an additional charge of £50.00 plus VAT.

Properties bought with the assistance of the Government “Help to Buy” Scheme will be subject to an additional charge of £250.00 plus VAT.

An additional charge of £50.00 plus vat will be charged for the arrangement of Indemnity Insurance Policies.

Re-mortgage and Transfer of Equity £495.00 + VAT

Third Party Expenses paid to others for their Services

Third Party Expenses are costs related to your matter that are payable to third parties, such as Land Registry fees and Stamp Duty Land Tax. We make the payment of these Expenses on

your behalf to ensure a smoother process. Some of these expenses are calculated on the value of the Property others are not, please see below:

#### Sale transaction

The Land Registry title information from £3.00 per document (anticipated) – £6.00 to £12.00

#### Purchase transaction

Bankruptcy Searches, at a cost per person of – £2.00

Land Registry Search at a cost of per title - £3.00

Stamp Duty Land Tax <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Land Registry Scale 1 fee <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Search Fees (Local, Drainage and Water Searches, Environmental Report and Chancel Check) - £300 to £400 these fees vary between Authorities providing these searches.

#### Leasehold transactions

##### Sale

When selling a leasehold Property a Leasehold Management Pack will be required from the Landlord to be passed over to the Buyer. These fees vary from property to property and can range from £200.00 to £450.00 plus VAT and can on occasion be significantly more. We can only give you an accurate figure once we have sight of your specific documents and have contacted the Landlord and or Managing Agent. You should also be aware that the ground rent and service charge will apply throughout your period of ownership of the Property.

##### Purchase

You may have to pay a Notice Fee to the Landlord advising of the change of ownership and Lender on completion. You may also have to pay fees for entering into a Deed of Covenant with the Landlord. These fees will vary from property to property and can range from £100.00 to £400.00 plus VAT upwards. We can only give you an accurate figure once we have sight of your specific documents and have received the information from the Landlord and or Managing Agent via the Seller.

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

#### Re-mortgage and Transfer of Equity transactions

The Land Registry title information from £3.00 per document (anticipated) – £6.00 to £12.00

Search Insurance up to the value of £3million £155.00

Stamp Duty Land Tax may also be payable

#### All transactions

Electronic transfer of monies per transfer – £34.00

Identity Verification Anti-Money Laundering electronic verification per person resident in  
(England only) – £10.00

### Our Experts

All conveyancing work is carried out by our experienced specialist Property Lawyers/Licensed Conveyancers and supervised by other specialist Property Lawyers/Licensed Conveyancers. Andrew Lee & Co was formed in 1996 by Andrew Lee who has 40 years experience in residential and commercial conveyancing. Please see our online reviews to see what our clients say about our service.

How long will your property sale or purchase take?

The average transaction process takes between 6 - 12 weeks, however there are no official statistics. Each transaction is different and the time each takes will depend on the parties, their Conveyancers, their Lenders, Financial Advisors, Local Authorities, Managing Agents, the chain of properties (and types of properties) being bought and sold in the chain, the parties in each of the chains' transactions and their respective professionals.

An average Transfer of Equity or Re-mortgage transaction process takes between 4-8 weeks.

### Our fee assumptions

That these are standard transactions 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 preparation of additional documents ancillary to the main transaction

### Useful Websites that you may find of interest

[www.home-envirosearch.com](http://www.home-envirosearch.com) (reveals environmental issues)  
[www.homecheck.co.uk](http://www.homecheck.co.uk) (free basic environmental risk assessment)  
[www.ihavemoved.com](http://www.ihavemoved.com) (notifies utility companies etc for you after completion)  
[www.landreg.gov.uk](http://www.landreg.gov.uk) (information on property prices and role of the Land Registry)  
[www.cml.org.uk](http://www.cml.org.uk) (Council of Mortgage Lenders site, provides information on various lenders)

### A FLOW CHART OF THE PROCESS

Please see below a flow chart to assist with your knowledge and understanding of the Process of the majority of SALE and PURCHASE conveyancing transactions.

**FLOW CHART OF A SIMPLE CONVEYANCING TRANSACTION**

