

Example New Build Purchase Quotation

Property Purchase £450,000.00

(over £750,000.00 please add an additional £100.00 Legal Fees)

Legal Fees	£ 495.00
Legal Fees VAT at 20%	£ 99.00

Supplements	
Gifted Deposit [50.00 * 2]	£ 100.00
Help to Buy Equity Loan	FREE
Help-to-Buy ISA [50.00 * 2]	£ 100.00
Leasehold Fee	£ 120.00
Mortgage Fee	£ 150.00
SDLT Return	£ 90.00
Electronic ID Check [25.00 * 2]	£ 50.00
Bank Transfer Fee	£ 35.00
Case Management Fee	£ 35.00
Data Storage	£ 30.00
VAT at 20%	£ 135.00

Disbursements	
Search Pack	£ 77.00
Bankruptcy Search (per name) [2.00 * 2]	£ 4.00
HM Land Registry Search	£ 12.00
Land Registry Fees	£ 270.00
Stamp Duty (SDLT)	£ 12500.00

Total:	£ 14,302.00
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Final Estimated Price: £ 14,302.00

A copy of the Terms and Conditions of Business will be available in your Client Portal throughout your transaction.

The above quotation is based on a standard transaction. Some cases do end up becoming more complex or have unexpected issues. In those instances, additional fees may be payable however we would always notify you if this becomes the case.

Please note that payment by credit cards or AMEX are not allowed and will be rejected if attempted. Please ensure payment is via debit card or bank transfer.

If you are redeeming Help to Buy ISA, there is a £50 plus VAT charge per ISA.

If your Lender uses LMS for their Panel Management, there will be an additional fee of £15 plus VAT to cover the charge made by LMS for this service.

In respect of the Search Pack, this assumes the need for a Personal Local Search, if an Official Search or other Searches such as Environmental Searches are required these will be charged at cost.

We require the sum of £375.00 on account of costs and disbursements. This amount is included within the above amount and not charged in addition to the same.

In addition to the above costs, the Solicitors acting on behalf of any Developer or Housing Association may make charges for the following:

1. Landlords Solicitor
 - Please note that should you be selling a property or part exchanging your property there will be additional fees. Please contact us and we will provide you with an Engrossment Fee (A good copy of the Lease or Transfer)
2. Notice of Charge Fee (fee for receipting any notice we send on completion)
3. Formation of management company Fee

If any of the above fees relate to your property, they will be shown in detail on your contract and in our covering guidance notes attached to our contract report.

The Solicitors acting for the developer will also collect in an advance payment of your Ground Rent, Service Charges and/or Estate Charges on completion (known as apportionments). We would recommend that you allow for approximately 12 months in advance.

Please note that should you be selling a property or part exchanging your property there will be additional fees. Please contact us and we will provide you with a quote together with the necessary paperwork to enable you to instruct us.