

Purchase Costs and expenses

Scale of prices

		Purchase price	Purchase price	Purchase price	Purchase price	Purchase price	Purchase price
		up to £250,000	250,001 to £500,000	£500,001 to £750,000	£750,001 to £1,000,000	£1,000,001 to 1,250,000	In excess of £1,250,001
Basic Fee		800.00	900.00	1,000.00	1,200.00	1,300.00	Please contact us
Fee for SDLT Return		60.00	60.00	60.00	60.00	60.00	
VAT		172.00	192.00	212.00	252.00	272.00	
	Total	1032.00	1152.00	1272.00	1512.00	1632.00	

Please see note at the end regarding leasehold properties

Details of work:-

- ❖ Investigating the title to the property to include;
 - carrying out searches with respect to title and local government information for the property;
 - reviewing replies given by the seller to pre-contract enquiries;
- ❖ negotiating a purchase contract;
- ❖ negotiating a transfer document;
- ❖ advising you in respect of your mortgage offer (if any);
- ❖ preparing a report on title;
- ❖ proceeding to exchange of contracts and then completion of the purchase;
- ❖ transferring funds by telegraphic transfer to the seller's solicitors;
- ❖ calculating stamp duty land tax (SDLT) on the purchase and preparing and submitting to HM Revenue & Customs the appropriate SDLT forms; and making payment
- ❖ registering the purchase and the mortgage (if any) at the Land Registry.

Our fees assume:

- ❖ 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 preparation of additional documents ancillary to the main transaction
- ❖ if leasehold this is the assignment of an existing lease and is not the grant of a new lease
- ❖ 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
- ❖ no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Examples of where are fees may increase:

- ❖ Dealing with specific lenders requirements if the purchase is funded from gifts
- ❖ Problems arising from missing or defective documents
- ❖ In leasehold cases:
 - the purchase of a share of the freehold (if applicable)
 - Drafting Deeds of Covenant
 - Drafting Licences to Assign
 - Dealing with any variation/extension of a lease

Our Fees do not cover:

- ❖ Advice on the commercial or other viability of the transaction
- ❖ Advice on SDLT, IHT or CGT related issues
- ❖ Valuation or property agency advice
- ❖ Advice on the condition of the property or problems arising from survey
- ❖ Disputes arising after completion
- ❖ The suitability of your mortgage or any other financial arrangements

If it becomes apparent that there are unforeseen circumstances in connection with the purchase we may have to increase our charges, but if that is the case, we shall inform you before we incur any additional costs.

In addition, there are a number of expenses which have to be paid to third parties to enable us to complete your purchase.

- ❖ Local Search, Drainage Report and Environmental Report approximately £375.00 (including VAT) - if additional search reports are required these will be advised
- ❖ Land Registry official search - £3.00 plus VAT
- ❖ Bankruptcy search - £2.00 per individual plus VAT
- ❖ Land Registry registration fees - these are charged according to the purchase price - please use the following link and go to Scale 1
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- ❖ Stamp Duty Land Tax – please see link to calculator
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Bank Telegraph fee on completion £30 plus VAT each

If we are required to exchange and complete simultaneously then we may charge an additional expedition fee of £120 plus VAT

VAT

We have to impose or recharge VAT on some of the expenses which we incur for you. This means that we will show them in our VAT invoice which we send to you. Where VAT is already included in the expense (for example the cost of the local search), we will pass it on to you but without any additional VAT.

LEASEHOLD PROPERTIES

We will charge an additional fee of £150 plus VAT

Work involves:

- ❖ Investigating Leasehold Title and advising you on the same
- ❖ Obtaining Management Company Pack from Sellers Solicitors
- ❖ Raising enquiries and reporting to you on the same

All fees quoted are an indication of our fees. We are always willing to provide a detailed quote just email us at:

property@cameronsjones.co.uk

General for all transactions - If, for any reason, we have to abort the transaction we will advise what percentage of the estimated fee will be charged