

Residential conveyancing:

Scale of charges

Our aim is to provide an efficient, cost effective and professional service with an emphasis on client care.

We believe our expertise and the quality of the service we provide is unsurpassed in the market place. Our approach is down-to-earth and tailored to meet our client's needs.

Sale	Fee (+ disbursements and VAT)	Purchase	Fee (+ disbursements and VAT)
Up to £300,000	£700	Up to £400,000	£750
£300,001 - £750,000	£750	£400,001 - £750,000	£800
£750,000+	£850	£750,000+	£900

Additional costs

Leasehold	£250	Leasehold	£300
		New build property	£300
		Help to buy ISA	£50 per ISA
		Help to buy mortgage	£150
		Lease extension	£695
		Equity release	£650
		Transfer of equity and re-mortgage	£795

Our fees include acting for your mortgage lender and include the submission of the Stamp Duty Land Tax return form to H.M Revenue and Customs.

The law requires solicitors to receive satisfactory evidence of the identity of their clients and, sometimes, people related to them. This is because solicitors who deal with money and property on behalf of a client can be used to launder money by criminals. In order to comply with Government regulations in respect of money laundering, we can only accept instructions if you comply with our client identification policy. We will obtain an electronic database (AML) search. The fee for each search is £5.00 plus VAT.

The usual disbursements and administrative charges on a **sale** are:

- £7.20 (£6+VAT) for office copy entries per title
- £42 (£35+VAT) telegraphic transfer fee.

The usual disbursements and administrative charges on a **purchase** up to £1m are:

- £220 (approximately) for local, drainage, chancel and environmental searches
- £2.20 (£2+VAT) land charges searches per person
- £3.60 (£3+VAT) land registry search fee per title
- £42 (£35+VAT) telegraphic transfer fee
- £20 to £270, depending on purchase price, for Land Registry fees for registration to title for registered land. This fee is not subject to VAT.

Additional searches may be required depending the property location, and Land Registry fees are subject to VAT. Also, a Legal Marketing Services fee of £15 plus VAT is payable if your mortgage lender uses Legal Marketing Services.

Stamp Duty Land Tax is payable in accordance with the legislation: visit Gov.uk to calculate SDLT.

We understand the stress involved in moving home. The work we will carry out will involve the following:

Sale:

- Checking your title to the property
- Supplying title information to the buyer's solicitor
- Drafting the contract and submitting it, along with all relevant documentation, to the buyer's solicitors
- Dealing with any pre-contract enquiries
- Dealing with any mortgage lender who has a charge registered against the property or any other bodies with an interest in the property
- Dealing with any enquiries received from the buyer's solicitors
- Exchanging contracts
- Approving the draft transfer on your behalf
- Completing the matter
- Discharging any mortgages registered against the property.

Purchase:

- Checking the seller's title
- Raising any enquiries before contract and reviewing the seller's replies
- Making searches with the Local Authority and other information providers in accordance with your instructions and the instructions of any lender
- Reviewing and, if necessary, amending the contract and any associated documents
- Advising you on the results of searches, replies to our enquiries, the terms of the contract, and any associated documents
- Complying with the instructions of your mortgage lender if you are using a mortgage
- Exchanging contracts
- Making appropriate pre-completion searches and completing the matter
- Making the appropriate return to H.M. Revenue & Customs for the purposes of Stamp Duty Land Tax (SDLT). On receipt of the signed Stamp Duty Land Tax Land Transaction Return Form submitting the same to H.M. Revenue and Customs
- On receipt of any SDLT monies due from you, arranging for the same to be paid to H.M. Revenue and Customs on your behalf
- Registering your ownership and any mortgage at the Land Registry.

An additional fee may be charged should your matter include any of the following elements. Such a fee will be calculated in accordance with the hourly rates also referred to in this letter:-

- Solar panels
- Japanese Knotweed
- Help to Buy ISAs
- Help to Buy loans
- Indemnity insurances
- Islamic mortgages
- Equity releases
- Declaration of trust.

Our prices may appear slightly higher compared to some other providers, but we would ask you to consider the work involved, the implications of you or us missing something, deadlines, the availability of our professional insurance cover, and a number of other factors in the complex conveyancing process, before comparing us on price alone.

Please do not hesitate to contact us to discuss your circumstances in more detail.

Liz Cahill

Conveyancing Executive

Charge rate: £180p/h

E: lcahill@carverslaw.co.uk

T: 0121 784 4722

Caroline Edmunds

Conveyancing Executive

Charge rate: £180p/h

E: cedmunds@carverslaw.co.uk

T: 0121 784 4722