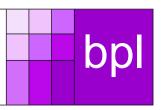
Sample Additional services



Although we try to give all our clients an accurate estimate of our fees and charges for their transaction, there are inevitably certain circumstances that occur during the process that could not have been foreseen at the outset.

It is our policy to be as open about costs as possible and to let clients know at the earliest opportunity when such situations occur so that any necessary increases can be discussed. We will always try to give you the best advice possible and attach a cost to that advice so that you are fully informed as to the options available to you.

Whilst many of these circumstances cannot be anticipated and are unique to the transaction, there are some matters that unfortunately occur quite frequently and to follow through on our commitment to give you the best possible information on costs right from the outset, we set out below the <u>likely</u> additional costs should any of these situations occur during your transaction.

Note these are subject to change at any time and are indicative only.

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<u>Legal Charges:</u> Shared Ownership Fees	From	250.00
Unregistered Property Fee	From	125.00
Newbuild Property Fee	From	150.00
Leasehold Property Fee (not applicable if	110111	150.00
Shared Ownership)		100.00
Help to Buy Fee (includes Newbuild	From	175.00
Property Fee)		
Acting for the Lender on any second or	From	99.00
subsequent mortgages		
Please note that the charges listed below are not included in any No Sale No fee agreement to which we may		
have agreed.		
	_	
Arranging/Approving Indemnity Insurance	From	80.00
Dealing with Retentions	From	100.00
Declaration of Trust	Simple From:	225.00
Declaration of Trust**	Complex From:	325.00
Deed of Variation to a Lease	Approval From :	225.00
Deed of Variation to a Lease	Drafting From:	299.00
Change of Name Deed	From From:	50.00 300.00
Exclusivity Agreements** Pre-Auction Advice**	From:	250.00
Companies House Registration	From	95.00
Deed of Guarantee	From	150.00
Statutory Declaration	From:	50.00
Deed of Covenant on Freehold Properties	From	75.00
Retention on Leasehold Property	From	100.00
Management Enquiry on a Freehold	From	75.00
Property	110111	7 0.00
General Power of Attorney*	From	150.00
Drafting or Approving an Assured	From	125.00
Shorthold Tenancy		
Dealing with more than one buyer	From	185.00
(Contract Race)		
Checking that property is properly	From	50.00
licenced as under the HMO legislation		
Independent Legal Advice to Joint	From:	325.00
Mortgagors		
Occupiers Legal Advice	From	75.00
Preparation/Approval of Key Undertaking	From	50.00
for access between Exchange &		
Completion		
Purchasing with an Equity Release	From	300.00
Mortgage		
Register a Restriction	From	99.00
Provide an undertaking to the buyers	Fro From m	100.00
lender (bpl acting on sale)	_	
Gifted Deposit Fee	From	50.00
Simultaneous Exchange and Completion	From	125.00
Fee	F	75.00
Attending the office for an unscheduled	From	75.00
appointment with your Legal team	F	05.00
Exchange with completion within 5	From	95.00
working days	Eug	7E 00
Processing SDLT Refund Requesting Help to Buy ISA Payment	From From	75.00 50.00
Requesting help to buy to A rayinetic	FIUIII	30.00

Dealing With A Rentcharge Lender Separate Representation

Please note that all the costs above are subject to VAT at the prevailing rate and to adjustment depending on the amount of work involved.

100.00

200.00

From From

^{*} This does not include Lasting Powers of Attorney – for more information please call us.

** Please contact us to discuss the work involved so that we can give you an accurate estimate of the likely costs.