

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 **likely** additional costs should any of these situations occur during your transaction.

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

Legal Charges:

Shared Ownership Fees	From	250.00
Unregistered Property Fee	From	125.00
Newbuild Property Fee	From	150.00
Leasehold Property Fee (not applicable if Shared Ownership)		150.00
Help to Buy Fee (includes Newbuild Property Fee)	From	175.00
Acting for the Lender on any second or subsequent mortgages	From	99.00

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	50.00
Exclusivity Agreements**	From:	300.00
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 Property	From	75.00
General Power of Attorney*	From	150.00
Drafting or Approving an Assured Shorthold Tenancy	From	125.00
Dealing with more than one buyer (Contract Race)	From	185.00
Checking that property is properly licenced as under the HMO legislation	From	50.00
Independent Legal Advice to Joint Mortgagors	From:	325.00
Occupiers Legal Advice	From	75.00
Preparation/Approval of Key Undertaking for access between Exchange & Completion	From	50.00
Purchasing with an Equity Release Mortgage	From	300.00
Register a Restriction	From	99.00
Provide an undertaking to the buyers lender (bpl acting on sale)	Fro From m	100.00
Gifted Deposit Fee	From	50.00
Simultaneous Exchange and Completion Fee	From	125.00
Attending the office for an unscheduled appointment with your Legal team	From	75.00
Exchange with completion within 5 working days	From	95.00
Processing SDLT Refund	From	75.00
Requesting Help to Buy ISA Payment	From	50.00

**Dealing With A Rentcharge
Lender Separate Representation**

**From 100.00
From 200.00**

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.

** 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.*