



GUIDELINES ON CONVEYANCING COSTS / FEES

Please see below our fee guidelines for our Residential and Commercial Conveyancing Services. Estimated Costs of Disbursements are also included.

All work will be carried out by members of our Immigration team under the Supervision of the Mobin Hussain who is a partner of the firm. Mr Mobin Hussain has over 11 years of post-qualified Experience.

1. RESIDENTIAL SALES – All Fees quoted below are Fixed Fees.

<u>WORK TYPE</u>	<u>COSTS & COMMENTS</u>
SALE £0-300K F/H	£650 Plus VAT
SALE £300 -500K F/H	£750 Plus VAT
SALE ABOVE £500-£650K F/H	£850 Plus VAT
IF ABOVE £650K	£1000 Plus VAT
NEW BUILD SALE	£850 Plus VAT
SALE £0-300K L/H	£750 Plus VAT
SALE £300-£500K L/H	£850 Plus VAT
SALE £500-£650K L/H	£1000 Plus VAT

2. RESIDENTIAL PURCHASE

<u>WORK TYPE</u>	<u>COSTS & COMMENTS</u>
PURCHASE £0-300K F/H	£650 Plus VAT
PURCHASE £300-500K F/H	£750 Plus VAT
PURCHASE OF A NEWBUILD UP TO £500K F/H	£1000 Plus VAT
PURCHASE UP TO £500K L/H	£850 Plus VAT
PURCHASE OF A NEWBUILD UP TO £550k L/H	£1200 Plus VAT

3. COMMERCIAL SALE

<u>WORK TYPE</u>	<u>COSTS & COMMENTS</u>
SALE COMMERCIAL F/H LESS THAN £500K	£850 Plus VAT - £1200 Plus VAT
SALE COMMERCIAL L/H LESS THAN £500K	£850 Plus VAT - £1200 Plus VAT
SALE COMMERCIAL F/H or L/H MORE THAN £500K	Call our Office for a tailored quote

4. COMMERCIAL PURCHASE

<u>WORK TYPE</u>	<u>COSTS & COMMENTS</u>
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PURCHASE COMMERCIAL F/H LESS THAN £500K
PURCHASE COMMERCIAL L/H LESS THAN £500K
PURCHASE COMMERCIAL F/H or L/H MORE THAN £500K

£900 Plus VAT - £1300 Plus VAT
£900 Plus VAT - £1300 Plus VAT
Call our Office for a tailored quote

* VAT is charged at 20% on all above fees

Services that you may expect to be included in the above price which are not:

- a. The prices of disbursements (a non-exhaustive list is provided below) are not included in the above quoted fees. We will however arrange the disbursements on your behalf within the figures quoted above.
- b. Advice relating to any dispute which comes about as a result of either party rescinding/ not complying with the purchase/sale contract is not included in the above price.

Disbursements (not included in costs set out above):

The Costs above do not include any disbursements that we pay on your behalf. Disbursements are costs related to your matter that are payable to third parties. The Disbursements below are items which you may We will handle the payment of the disbursements on your behalf to ensure a smoother process. Disbursements include:

<u>DISBURSEMNT</u>	<u>FEE AMOUNT</u>	<u>PURCHASE</u>	<u>SALE</u>
Anti-money laundering checks	£6 – £10	Y	Y
Bankruptcy search	£4	Y	–
Title deeds copy	£6	–	Y
Searches	£200-380	Y	–
Lawyer checker	£10	Y	–
Transferring of ownership/ equity	£350 – £500	–	Y
Bank transfer fees	£40	Y	–
Stamp Duty Land Tax (SDLT)	0-12%	Y	–
Help to Buy fees	£250 – £350	Y	–
Land registry Fees	£20-£1105	Y	-

Time Frame for residential Purchases and Sales

There is no guaranteed length of time that a property sale will take, and there are a lot of factors to be considered. However, the average time for us to conduct the transaction is between 6-8 weeks.

The process can be quicker or slower, depending on the length of the chain and the timeliness of each party's responses.

Process Stages - Residential Purchase

While specific stages of a property purchase will differ depending on an individual's circumstances, there is the standard procedure that all property sales go through, which we have outlined below:

- Discuss initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed;

- Receive and advise on contract documents;
- Carry out searches;
- Obtain further planning documentation if required;
- Make any necessary enquiries of seller's solicitor;
- Give you advice on all documents and information received;
- Go through conditions of mortgage offer with you;
- Send final contract to you for signature;
- Agree completion date (date from which you own the property);
- Exchange contracts and notify you that this has happened;
- Arrange for all monies needed to be received from lender and you;
- Complete purchase;
- Deal with payment of Stamp Duty/Land Tax;
- Deal with application for registration at Land Registry.

Process Stages- Residential Sale

The precise stages involved in the sale of a residential property vary according to the circumstances; however below we have outlined the traditional stages we carry out on a standard sale.

- Take your instructions and give you initial advice;
- Check finances are in place to fund any related purchase (if applicable);
- Respond to any pre contract enquiries;
- Obtain a copy of the Title and prepare a contract to send to purchasers Solicitors;
- Collate information on fixtures and fittings and send to purchasers Solicitors;
- Respond to any raised enquiries;
- Receive transfer and arrange signature with you;
- Arrange an exchange and completion date;
- Obtain redemption statement from any relevant Lender to settle any outstanding amount on the mortgage;
- Transfer any remaining money from sale to the seller.