

### **Menu of Additional Services**

There are certain circumstances where other additional services may be requested by you or be required to fulfil your instructions.

For complete transparency, we set out below our fixed price menu of additional conveyancing services

In some instances it is not possible to give an indication of these fees without first having seeing the paperwork, to determine what work needs to be carried out. We have listed that type of work separately below.

<b><u>Fixed legal fees covered by our 'no move no fee' proposition</u></b>	<b>£</b>
Dealing with a third party gifted deposit	125.00
Dealing with an expedited completion (within 5 working days of exchange)	100.00
Arranging or Approving Defective Legal Title Insurance	70.00
Removal or Registration of a Notice, Restriction or Caution on the title	150.00
Dealing with Retentions on Leasehold Properties	100.00
Transfer of Freehold Building (in association with leasehold transaction)	200.00
Creating a brand new legal title for a new build property	200.00
Sale property is currently unregistered	150.00
Purchase property is currently unregistered	200.00
Sale property has more than one registered title to convey	100.00
Purchase property has more than one registered title to convey	175.00
Property is freehold, but is subject to a service charge and/or has a management company	150.00
Additional legal work required on a Buy to Let purchase	125.00
Additional legal work where sale property is tenanted	125.00
Additional legal requirements imposed on Specialised Mortgage Lending	100.00
Securing a second charge on the property under a New Build Help to Buy scheme	250.00
Administering drawdown on a Help to Buy ISA / Lifetime ISA (per ISA)	50.00
Dealing with 3rd party solicitors, e.g. in matrimonial dispute	200.00
Evidence of removal of mortgage from your name at Land Registry on sale	50.00
Copy Land Registry title documents + plan following registration of purchase	40.00
Assignment of a property subject to a solar panel lease	200.00
Discharging a secured loan or charge in favour of a private or non-CML lender	150.00
Standard Statutory Declaration	200.00
Drafting or Approving and registering a Deed of Covenant	150.00
Preparation or Approval of Key Access Undertaking	150.00
Obtaining a certificate of compliance (per certificate)	75.00
Serving Notices of Transfer and Charge to additional parties (per additional notice)	50.00
Transfer of Share or Membership in Management Company	75.00
Acting for the lender in a purchase by a company	300.00
Electronic Registration fee	20.00
Verification of Identity fee (per name)	10.00
Dealing with an Occupier(s) – (Per Occupier)	50.00
Dealing with Forces Help to Buy	150.00

#### **Non refundable, fixed legal fees payable on instruction**

Voluntary Registration of a Property (land registry fees based on the value of the property will apply)	150.00
Drafting additional contract in sale contract race	250.00
Pre-Auction Purchase advice: payable in advance	50% of Quoted Anticipated Fee

#### **Non refundable, variable legal fees payable on instruction**

Bridging Loan; Drafting or Approving a Deed of Variation to a Lease; Lease Extensions; Exclusivity Agreements; Pre-Auction Advice; Drafting a Transfer with rights, reservations and/or covenants (e.g. sale of part only of a title); Companies House Registration (where purchase by a company with a mortgage); Deed of Guarantee; Advice on Directorship of Management Company; Non Standard Statutory Declarations; Overage Agreements.

#### **Administration fees:**

	<b>£</b>
International Bank Transfer	100.00
Stopped Cheque Fee	20.00
Cheques Returned Unpaid Fee	35.00
Non EU National AML Search (per name)	40.00

Please note that all fees set out above are subject to VAT at the prevailing rate.

