

Fixed Fees for common additional works

	£	£VAT @ 20%	£ TOTAL		£	£VAT @ 20%	£TOTAL
Leasehold Purchase	50.00	10.00	60.00	Removal of each registered caution/restriction /notice	50.00	10.00	60.00
Leasehold Sale	50.00	10.00	60.00	Preparation of Deed of Covenant	35.00	7.00	42.00
Leasehold Remortgage	50.00	10.00	60.00	General Power of Attorney	75.00	15.00	90.00
Leasehold Transfer of Equity	50.00	10.00	60.00	Deeds of postponement re second charges	75.00	15.00	90.00
Repossession purchase	100.00	20.00	120.00	Preparation of Statutory declaration/statement of truth	50.00	10.00	60.00
New plot purchase	100.00	20.00	120.00	Deed of trust (defining share by fixed amount or fixed %)	100.00	20.00	120.00
Shared Ownership/Shared Equity transaction	100.00	20.00	120.00	(if other, then further additional cost depending on complexity)			
Auction purchase	100.00	20.00	120.00	Dealing with lender's solicitors where lender is separately represented	250.00	50.00	300.00
Stepped purchase on a remortgage/transfer to acquire additional share or outright title	75.00	15.00	90.00	Transaction subject to an existing residential tenancy	75.00	15.00	90.00
Dealing with funding/gift from third parties	25.00	5.00	30.00	Dealing with contract race	150.00	30.00	180.00
Discharge of additional loan(s)/mortgages (does not apply to first mortgage)	75.00	15.00	90.00	Help to Buy/Lifetime ISA	50.00	10.00	60.00
Arranging or approving indemnity insurance for client and/or lender. (Not charged for "no local search indemnity" on a remortgage, or for a standard chancel indemnity where no Chancel Check has been carried out.)	10.00	2.00	12.00	Dealing with unregistered title on a transaction	75.00	15.00	90.00
				Help to Buy Equity mortgage	100.00	20.00	120.00
				New Mortgage lender's panel (LMS) administration fee	15.00	3.00	18.00

These are the most common circumstances in which we would need to charge you an additional fee. If these have already been included in the estimate you have received, they would not be charged to you again. This is not an exhaustive list. There could be additional fees depending on the nature of the property or the complexity of the work you ask us to carry out, and so at this point we would not be able to estimate a fee for that additional work. Examples could be if the title deeds to the property are lost, or there is a defect in the title to the property which needs rectifying.