

## Fixed Fees for common additional works

	£		£
Leasehold Purchase	100.00	Removal of each registered caution/restriction /notice	50.00
Leasehold Sale	100.00	Preparation of Deed of Covenant	35.00
Leasehold Remortgage	100.00	General Power of Attorney	75.00
Leasehold Transfer of Equity	100.00	Deeds of postponement re second charges	75.00
Repossession purchase	100.00	Preparation of Statutory declaration/statement of truth	50.00
New plot purchase	200.00	Deed of trust (defining share by fixed amount or fixed %) (if other, then further additional cost depending on complexity)	100.00
Shared Ownership/Shared Equity transaction	100.00		
Auction purchase	100.00	Dealing with lender's solicitors where lender is separately represented	250.00
Stepped purchase on a remortgage/transfer to acquire additional share or outright title	75.00	Transaction subject to an existing residential tenancy	75.00
Dealing with funding/gift from third parties	25.00	Dealing with contract race	150.00
Discharge of additional loan(s)/mortgages (does not apply to first mortgage)	75.00	Help to Buy/Lifetime ISA	50.00
		Dealing with unregistered title on a transaction	75.00
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	Help to Buy Equity mortgage	175.00
		New Mortgage lender's panel (LMS) administration fee	25.00

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. **All fees are subject to VAT at the standard rate prevailing at the time of the invoice.**