

Fixed Fees for common additional works

	£		£
Leasehold Purchase	120.00	Removal of each registered caution/restriction /notice	60.00
Leasehold Sale	120.00	Preparation of Deed of Covenant	42.00
Leasehold Remortgage	120.00	General Power of Attorney	120.00
Leasehold Transfer of Equity	120.00	Deeds of postponement re second charges	90.00
Repossession purchase	180.00	Preparation of Statutory declaration/statement of truth	60.00
New plot purchase	240.00	Dealing with funding/gift from third parties (per gift)	60.00
Shared Ownership/Shared Equity transaction	240.00	Help to Buy/Lifetime ISA (per bonus claimed)	60.00
Auction purchase	240.00	Dealing with unregistered title on a transaction	90.00
Dealing with lender's solicitors where lender is separately represented	420.00	New Mortgage lender's panel administration fee, where lender is part of such a panel	72.00
Stepped purchase on a remortgage/transfer to acquire additional share or outright title	120.00	Deed of trust - defining share by fixed amount or fixed %. If other, then further additional cost depending on complexity.	120.00
Discharge of additional loan(s)/mortgages (does not apply to first mortgage)	90.00	Freehold sale or purchase where the property is subject to a freehold service charge or maintenance charge scheme	120.00
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.)	12.00		

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 these fees are inclusive of VAT at 20%.**