



Stages of the process

The key stages are

- Take your instructions and provide advice
- Obtaining Title Deeds (Sale or Remortgage only)
- Obtaining Redemption statement from your existing mortgage lender (Sale or Remortgage)
- Carry out searches (Purchase only)
- Advise on conditions your mortgage offer (Purchase and Remortgage)
- Raise Enquiries with sellers Solicitor (Purchase only)
- Report on the Title.
- Send documents to you for signature
- Agree completion date
- Requesting final redemption figure from your mortgage lender (Sale or Remortgage only)
- Complete transaction
- Deal with registration formalities (Purchase or Remortgage)

We are able to deal with:-

- Sales
- Remortgages
- Transfer of equity
- Purchases



Purchase of a freehold residential property

Solicitors fees and disbursements for purchase of a property up to £100,000

- Legal fee - £450 plus VAT
- Search fees -

(1) Local Authority Search - (prices vary from council to council)

(2) Coal Mining Search - £51.00

(3) Drainage Search - £51.00

- HM Land Registry fee (prices vary dependant on purchase price of the property)
- Electronic transfer fee £30.00
- Pre-completion Searches - £7.00 for a joint purchase (prices vary dependent on the number purchasers buying the property)

Estimated cost-£790.00

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#).

If you are purchasing a Leasehold property, additional charges would apply and you would have to pay for the following anticipated disbursements

1. Notice of Transfer fee - This fee if chargeable is set out in the lease.



2. Notice of Mortgage Fee – (if the property is to be mortgaged) – This fee is set out in the Lease.
3. Deed of Covenant Fee – This fee is provided by the management company for the property and the Fee is normally confirmed by the Landlord/Management Company/Managing Agent)
4. Certificate of Compliance fee - To be confirmed upon receipt of the Lease.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Enquiries of seller's solicitor
- Report on the title
- Report on conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date
- Exchange contracts
- 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

Sale of a residential property

Solicitors fees and disbursements for sale of a property up to £100,000

- Legal fee £425.00 plus VAT

Disbursements

- Official Copy Entries and Title Plan £6.00
- Electronic money transfer fee £30.00

Estimated total: £546.00



Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Here are some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Obtain Title Deeds
- Prepare and send contract documents to purchasers solicitors
- Dealing with any enquiries raised by the purchasers solicitors
- Receiving and approving the draft transfer
- Requesting redemption statement from your existing mortgage lender (if applicable)
- Send Contract and Transfer to you for signature
- Agree completion date
- Exchange contracts and notify you that this has happened
- Request final redemption figure from your mortgage lender
- Complete sale

How long will my sale take?

How long it will take from your offer being accepted until you sell your house will depend on a number of factors. The average legal process takes between 5-6 weeks from the date of your instructions. It can be quicker or slower, depending on the parties in the chain.

* Our fee assumes that:

a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction

b. the transaction is concluded in a timely manner and no unforeseen complication arise

c. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation



d. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Remortgage of a freehold residential property

Solicitors's fees and disbursements for remortgage of a property up to £100,000

- Legal fee £350.00 plus VAT (this will vary depending on the VAT rates by the Government)
- Local Search fees (prices may vary from Council to Council). Some Lenders allow borrowers to take out a No Search indemnity policy for remortgages where no Local/Personal Search is required.
- HM Land Registry fee £40.00
- Electronic money transfer fee £30.00 (IF APPLICABLE)
- Pre-completion Searches - £7.00 for a joint mortgagor (prices vary dependent on the number mortgagors of the property)

Estimated total: £564.00

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

How long it will take from you receiving your mortgage offer being accepted until completion will depend on a number of factors. The average process takes between 4-6 weeks from the date of your instructions.