



ADDITIONAL FEES SHEET

The quotation that you have been provided with is based upon the limited information that we have been provided with at the outset of the transaction. There are some limited occasions however where additional work is required during the course of a transaction. Set out below are our standard charges (**inclusive of VAT**) for some common forms of additional work which may be required (this list is not exhaustive).

DECLARATION OF TRUST	<i>This fee will be applicable if you require us to draft a Declaration of Trust in respect of how the Property is to be held.</i>	£300.00
INDEMNITY POLICY ADMINISTRATION FEE	<i>If there is a defect in the title or issue that needs to be remedied by way of Indemnity insurance. This fee will be applicable if we are asked to put the policy in force or to approve and ensure that the policy is put in force.</i>	£72.00
STATUTORY DECLARATION	<i>If the transaction requires a statutory declaration to be prepared. This fee will be applicable if we are asked to approve or draft the declaration.</i>	£180.00
TITLE ISSUES (RESTRICTIONS, NOTICES OR CAUTIONS)	<i>If there is a Restriction, Notice or Caution registered against the Title Deeds and we are required to remove or deal with the requirements of the same, this fee will be applicable. (per Restriction or Notice or Caution)</i>	£120.00
ADDITIONAL ELECTRONIC BANK TRANSFER ADMIN FEE	<i>Should your transaction require us to send out additional Electronic Bank Transfers, paying off additional mortgages electronically or sending balances to you for example this fee will be applicable.</i>	£48.00
LIFETIME ISA FEE	<i>If you are using a Lifetime ISA this fee is applicable to deal with the additional administration involved. (per Lifetime ISA)</i>	£150.00
HTB ISA FEE	<i>If you are using a HTB ISA this fee is applicable to deal with the additional administration involved. (per HTB ISA)</i>	£60.00
POWER OF ATTORNEY ADMIN FEE	<i>If you buying or selling a Property under a Power of Attorney, this fee is applicable to deal with the additional administration involved.</i>	£300.00
POWER OF ATTORNEY DRAFTING FEE	<i>Should you require us to draft a Power of Attorney on your behalf this fee will be applicable.</i>	£300.00
ADDITIONAL TITLE ADMIN FEE	<i>If the Property comprises more than 1 title (for example a separate garage title or separate garden title), this fee will be applicable. (per additional title).</i>	£180.00
LEASEHOLD TITLE ADMIN FEE	<i>If the Property or part of the Property is held under a Leasehold Title this fee will be applicable.</i>	£354.00
FREEHOLD MANAGEMENT ADMIN FEE	<i>If you are buying or selling a freehold property where there is a rent charge, management fee or service charge payable. This fee will be applicable to deal with the Management Company's requirements and ensure that all payments etc are up to date</i>	£180.00
DEED OF COVENANT	<i>If the transaction requires a Deed of Covenant and we are asked to draft or approve the Deed of Covenant this fee is applicable.</i>	£180.00
DEALING WITH LICENCE TO ASSIGN	<i>If we are asked to prepare or approve a licence to assign, this fee will be applicable.</i>	£180.00
FUNDS RETENTION ADMIN FEE	<i>If we are asked to deal with a retention of funds on our account for example in respect of a service charge, this fee will be applicable.</i>	£150.00

SOLAR PANEL LEASE ADMIN FEE	<i>If you are buying or selling a property with a Solar Panel Lease, this fee will be applicable.</i>	£300.00
SHARED OWNERSHIP/ ASSISTED PURCHASE SCHEMES	<i>If the transaction involves a shared ownership or assisted purchase scheme a significant amount of additional work will be required to deal with administration under the scheme, this fee will therefore be applicable.</i>	£600.00
RETIREMENT/AGE RESTRICTED PROPERTY	<i>If the property that you are selling or buying is on a retirement/age restricted estate a significant amount of additional work will be required to deal with the Age Restriction requirements, this fee will therefore be applicable.</i>	£360.00
ADDITIONAL ELECTRONIC ID FEE	<i>If an additional electronic ID check is required for a gifted deposit donor for example, this fee will be applicable. (per ID check).</i>	£15.00
GIFTED DEPOSIT ADMIN FEE	<i>If you are purchasing a Property and your deposit is being provided by a third party, we shall need to ask the Donor to sign a Gifted Deposit Declaration and carry out due diligence on the source of funds, this fee will be applicable.</i>	£180.00
REVIEWING AMENDED MORTGAGE OFFER FEE	<i>If the mortgage offer is amended/reissued - we need to re-check the details, this fee will be applicable.</i>	£60.00
OCCUPIERS CONSENT ADMIN FEE	<i>If you are mortgaging a property with an occupier the lender will require an occupier's consent to be signed, this fee will be applicable.</i>	£90.00
ADDITIONAL MORTGAGES	<i>Should you have more than one charge/mortgage registered against your property, or receive more than one mortgage offer during a purchase transaction, this fee will be applicable, per mortgage (or offer).</i>	£150.00
DEALING WITH LENDER'S SOLICITORS	<i>If the mortgage/loan that you are getting requires us to deal with a third party solicitor who acts on behalf of the Mortgage Lender, this fee will be applicable.</i>	From £360.00
PROPERTY PURCHASE SUBJECT TO TENANCY AGREEMENT	<i>If the property being purchased is occupied by tenants, if we need to review the tenancy agreement, this fee will be applicable.</i>	£300.00
PROPERTY SALE SUBJECT TO TENANCY AGREEMENT	<i>If the property being sold is subject to a tenancy agreement, this fee will be applicable.</i>	£150.00
DEALING WITH A PERSONAL CHARGE	<i>If the legal charge to be discharged is not held by a financial institution, this fee will be applicable.</i>	£180.00
DEALING WITH A KEY UNDERTAKING	<i>If we are asked to prepare or approve a key undertaking, this fee will be applicable.</i>	£150.00
DEALING WITH A LICENCE TO OCCUPY	<i>If we are asked to prepare or approve a licence to occupy, this fee will be applicable.</i>	£240.00
CORPORATE BODY ADMIN FEE	<i>If you are a limited company or limited liability partnership, this fee is applicable to deal with the additional administration involved.</i>	£300.00
AUCTION PACK FREEHOLD TITLE CHECK FEE	<i>If we are asked to check and report on a FREEHOLD pre-auction title pack, this fee will be applicable. (per title pack).</i>	£360.00
AUCTION PACK LEASEHOLD TITLE CHECK FEE	<i>If we are asked to check and report on a LEASEHOLD pre-auction title pack, this fee will be applicable. (per title pack).</i>	£600.00

PREPARE FREEHOLD AUCTION PACK	<i>If we are asked to prepare a FREEHOLD auction title pack, this fee will be applicable. (per title pack).</i>	£480.00
PREPARE LEASEHOLD AUCTION PACK	<i>If we are asked to prepare a LEASEHOLD auction title pack, this fee will be applicable. (per title pack).</i>	£720.00
TRANSFER OF FUNDS TO INTERNATIONAL ACCOUNT ADMIN FEE	<i>If we are asked to transfer funds to a bank account outside of the UK additional checks will be required to ascertain whether this is possible - this fee will be applicable.</i>	£96.00
INSUFFICIENT POSTAGE ADMIN FEE	<i>If post is received with insufficient postage, this fee will be applicable.</i>	£12.00
UNPRESENTED OR CANCELLED CHEQUE ADMIN FEE	<i>If we send to you a cheque and you ask us to cancel the cheque or the cheque is returned unpresented, this fee will be applicable.</i>	£18.00
LATE MORTGAGE FEE	<i>If legal completion takes place within 5 working days from the date that your mortgage offer is received by us, this fee will be payable.</i>	£120.00
UNDERTAKING TO LENDER	<i>If a Client's buyer chooses a non-mainstream lender and we (as the Seller's Solicitors) are asked to provide an undertaking to the buyer's lender's solicitors, this fee will be applicable.</i>	£120.00
PROBATE SALE	<i>If you are selling a property under a Grant of Probate where the owner is deceased, this fee will be payable.</i>	£240.00
SEPARATE INSTRUCTIONS	<i>If more than one person is selling or buying and duplicate correspondence and separate instructions are required, this fee will be applicable.</i>	£210.00
OVERSEAS CLIENT	<i>If you are a non-UK resident, this fee will be payable.</i>	£300.00
SOURCE OF FUNDS OUTSIDE OF UK	<i>If evidence of source of funds provided originates from overseas, this fee will be payable.</i>	From £120.00
SPLIT REPRESENTATION FEE	<i>Where the Client uses us on a sale or purchase and has a related transaction with another firm acting.</i>	£300.00
UNREGISTERED PROPERTY	<i>If the property that you are selling or buying is unregistered a significant amount of additional work will be required to produce the contractual documentation or to conduct a title check, this fee will therefore be applicable.</i>	£240.00
PROPERTY OWNED BY A TRUST	<i>If the property that you are selling is held in the name of a Trust, this fee will be payable.</i>	£300.00
DIGITAL SECURITY FEE	<i>We utilise a very secure online portal to onboard Clients, obtain ID, perform our AML checks and send documents in a safe manner. This fee will be applicable for Clients using this method.</i>	£30.00
HELP TO BUY REDEMPTION	<i>If you are redeeming a Help to Buy loan as part of a property sale, this fee will be payable.</i>	£168.00