

At SP Law we pride ourselves on being transparent and informing you of our costs at the outset. We offer conveyancing services on a fixed fee basis. Our charges can be set out as follows:-

## Sales

<b>Sale Price (£)</b>	<b>0 - 200,000</b>	<b>200,001 - 350,000</b>	<b>350,001 - 500,000</b>	<b>500,001 - 750,000</b>	<b>750,001 - 1,000,000</b>	<b>1,000,000 +</b>
<b>Our Fees</b>	£445.00	£545.00	£645.00	£945.00	£1,200.00	POA
<b>VAT</b>	£89.00	£109.00	£129.00	£189.00	£240.00	POA
<b>Lender's Discharge fee</b>	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00
<b>VAT</b>	£15.00	£15.00	£15.00	£15.00	£15.00	£15.00
<b>Lease</b>	£125.00	£125.00	£125.00	£125.00	£125.00	£125.00
<b>VAT</b>	£25.00	£25.00	£25.00	£25.00	£25.00	£25.00
<b>AML Search (per person)</b>	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00
<b>VAT</b>	£2.00	£2.00	£2.00	£2.00	£2.00	£2.00
<b>Bank Transfer Charge</b>	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00
<b>VAT</b>	£8.00	£8.00	£8.00	£8.00	£8.00	£8.00

You will also be required to pay for up to date copies of the Title Deeds. Typically the charge will be £6.00 and this includes a copy of the Register of Title and Filed Plan. Where additional documents are required HM Land Registry charges £3.00 per document (for example a copy of a lease or supplemental conveyance or transfer deed).

On leasehold properties, there may be additional charges required under the Lease. These are usually payable to the landlord and/or a management company. As soon as we know what these are we will let you know.

You will also need to factor in the cost of your estate agents commission (should you have sold your property via an estate agent).

If the transaction falls through before completion then we will charge a proportion of our fee plus VAT and any disbursements which we have paid out on your behalf. We also offer a 'No Sale No Fee' service. Please ask us for more details if you are interested in this.

## Purchase

Property Purchase Price (£)	0 - 200,000	200,001 - 350,000	350,001 - 500,000	500,001 - 750,000	750,001 - 1,000,000	1,000,001 +
<b>Our Fees</b>	£495.00	£595.00	£695.00	£995.00	£1,250.00	POA
<b>VAT</b>	£99.00	£119.00	£139.00	£199.00	£250.00	tba
<b>AML Search (per person)</b>	£10.00	£10.00	£10.00	£10.00	£10.00	£10.00
<b>VAT</b>	£2.00	£2.00	£2.00	£2.00	£2.00	£2.00
<b>Mortgage</b>	£95.00	£95.00	£95.00	£95.00	£95.00	£95.00
<b>VAT</b>	£19.00	£19.00	£19.00	£19.00	£19.00	£19.00
<b>SDLT Fee</b>	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00
<b>VAT</b>	£15.00	£15.00	£15.00	£15.00	£15.00	£15.00
<b>Bank Transfer Charge</b>	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00
<b>VAT</b>	£8.00	£8.00	£8.00	£8.00	£8.00	£8.00
<b>Lease</b>	£195.00	£195.00	£195.00	£195.00	£195.00	£195.00
<b>VAT</b>	£39.00	£39.00	£39.00	£39.00	£39.00	£39.00

In a typical purchase transaction the likely disbursements will include:-

1. Search costs – typically £178.90 but may vary dependent on requirements at the time
2. Land Registry Priority Search - £3.00 per title
3. Bankruptcy Search - £2.00 (per person)
4. Stamp Duty – this will vary based on the amount you are purchasing the property for and is also affect by other matters. As a starting point please refer to the HMRC Stamp Duty Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>
5. Land Registration Fee – this will vary based on the amount you are purchasing the property for and will typically be in the region of £100 to £500. More information can be found at <http://landregistry.data.gov.uk/fees-calculator.html>

If the transaction falls through before completion then we will charge a proportion of our fee plus VAT and any disbursements which we have paid out on your behalf. We also offer a 'No Purchase No Fee' service. Please ask us for more details if you are interested in this.

## **Remortgage and Transfer of Equity**

<b>Fees</b>	<b>Transfer Only</b>	<b>Remortgage Only</b>	<b>TOE &amp; Remortgage Combined</b>
<b>Basic Fees</b>	£350.00	£300.00	£500.00
<b>VAT</b>	£70.00	£60.00	£100.00
<b>Arranging ID Verification (per person/entity)</b>	£10.00	£10.00	£10.00
	£2.00	£2.00	£2.00
<b>Dealing with current Lender/Redemption</b>	£50.00	£50.00	£50.00
<b>VAT</b>	£10.00	£10.00	£10.00
<b>Dealing with consideration/Source of Funds</b>	£50.00	£50.00	£50.00
<b>VAT</b>	£10.00	£10.00	£10.00
<b>Dealing with Non High Street Lender</b>	N/A	£300.00	£300.00
<b>VAT</b>	N/A	£60.00	£60.00
<b>SDLT Fee</b>	£50.00	N/A	£50.00
<b>VAT</b>	£10.00	N/A	£10.00
<b>Bank Transfer Charge</b>	£40.00	£40.00	£40.00
<b>VAT</b>	£8.00	£8.00	£8.00
<b>Leasehold Supplement</b>	£150.00	£150.00	£150.00
<b>VAT</b>	£30.00	£30.00	£30.00
<b>Dealing with 3rd Party &amp; RX3 for Restriction Removal</b>	£100.00	£100.00	£100.00
<b>VAT</b>	£20.00	£20.00	£20.00
<b>Dealing with HCA/Target/Government Restriction</b>	£300.00	£300.00	£300.00
<b>VAT</b>	£60.00	£60.00	£60.00
<b>Considering Tenancy Agreements</b>	£150.00	£150.00	£150.00
<b>VAT</b>	£30.00	£30.00	£30.00

#### **Disbursements**

<b>Office Copies (each)</b>	£3.00	£3.00	£3.00
<b>Local Authority, Environmental, Water/Drainage searches</b>	c. £178.90	c. £178.90	c. £178.90
<b>Chancel Indemnity (if applicable)</b>	£20.00	£20.00	£20.00

<b>No Search Indemnity</b>	N/A	c.£30.00	c.£30.00
<b>Insolvency Act Indemnity</b>	N/A	c. £140.00	c. £140.00
<b>Official Search</b>	£3.00	£3.00	£3.00
<b>Bankruptcy Search (Per Person)</b>	£2.00	£2.00	£2.00
<b>Land Registration Fee</b>	TBC	TBC	TBC
<b>Stamp Duty</b>	TBC	TBC	TBC

## Service Information

There is no denying that the conveyancing process can be an incredibly stressful time. We cannot promise to always eliminate that completely, but we will do our utmost to reduce it so far as possible.

The above prices are given on the basis that the transaction proceeds smoothly and is straight forward. If additional and unexpected works are required to be completed during the course of your transaction we reserve the right to make additional charges. These charges can be found in our Schedule of Additional Charges which can be viewed by going to this page link <https://sp-law.co.uk/wp-content/uploads/2019/02/Schedule-of-Additional-Charges.pdf>. Please note that this list is not exhaustive.

In order to help us deliver the high standards of service we aim to deliver, we have invested in and developed our own bespoke case management system to make the home buying and selling process more efficient.

When instructing SP Law you will be assigned a case handler who will provide you with a direct dial telephone number and an email address to improve the flow of information.

The key stages in a typical sale and purchase transaction can be found in our *Guide to Buying and Selling Your Home* (view this guide by going to this page link <https://sp-law.co.uk/wp-content/uploads/2019/02/How-to-Buy-and-Sell-Guide.pdf>). This will provide you with more information on the process and work involved in your matter.

Please note that the likely timescale to completion depends upon a number of factors, some of which are beyond our control, but an average transaction takes 12-16 weeks from our receipt of the contract papers from the seller's solicitors or issue of contract papers to the buyer's solicitors.

Our offices are centrally located, and we have free parking.

Please visit the testimonials section of our website and our Facebook Page for feedback from our previous clients.

## **Our Team**

Sundip Patel – Director and Solicitor with over 17 years' experience in dealing with residential and commercial property.

Mark Normansell – Director and Licensed Conveyancer with over ten years' experience in residential conveyancing.

Karen Middleton – Associate and Licensed Conveyancer with over ten years' experience in residential conveyancing.

Frances Ryan – Assistant Solicitor with nearly three years' experience in residential conveyancing.

Karen Lacey – Conveyancing Assistant with over 15 years' experience in residential conveyancing.

Shakira Khan - Conveyancing Assistant with 1 year's experience in residential conveyancing.