

# Additional legal services (all fees are subject to VAT)

Access/Key Undertakings	£75.00
Adult occupier signature to a consent form required by a Mortgage Company	£75.00
Adverse Possession Application	From £250.00
Anti-Fraud Restriction - LL	£100.00
Auction Conveyancing fee	£350.00
Dealing with Mutual Covenant - Flying Freehold	£150.00
Dealing with third Party Lawyers (e.g. Lawyers appointed by lenders/Matrimonial Lawyers/Probate Lawyers) etc.	From £295.00
Declaration of Solvency and preparation of deed	£50.00
Deed of Easement(to grant/release or vary rights)	From £350.00
Deed of Postponement	£150.00
Delayed/Failed Completion	To be advised
Development Loans With DrawdownFacilities (per draw down)	£150.00
Drafting additional Contract packages for Sale Contract Race	From £250.00 (each)
Electronic transmission of money	£32.50 (each)
Expedition (completion five or less working days after exchange)/Simultaneous exchange and completion	£150.00
File Retrieval after completion from archive storage	£75.00
Gifted Deposit Fee (dealing with lender requirementsin this regard)	£100.00
Help to Buy ISA Fee	From £50
Help to Buy Scheme Fee	From £475.00
Indemnity Insurance Policy	£75.00
Independent Legal Advice (Personal Guarantee/Joint Borrower, Sole Proprietor/Advice on Legal Documents,etc.)	From £250 per person per property
Islamic Mortgages	From £300.00
Lease Creation/Extension/Variation	From £750.00
Lifetime ISA fee	From £100
Limited Company Supplement	£100
Management Companyon Freehold Title/Deed of Covenant	£165.00
Mortgage Legal Fee for dealing with Lender	£150.00
Mortgage Redemption Fee	£100.00
New Build Fee From	£150.00
Notice of Severance	£50.00
Preparation/Advice and Report on AST	£225.00
Purchase of a Freehold reversion for a Leasehold Property	From £450.00
Purchase with Lifetime Mortgages (Equity Release)	£300.00
Removal of Anti-Fraud Restriction if we acted	£100.00
Removal of Anti-Fraud Restriction if we did not act	£250.00
Removal of Land Registry Restriction/Caution/Notice	From £50.00
Repossession - Sale by Lenderfee	From £125.00
Sale or Purchase involving Unregistered Land (First Registration)	From £250
Sale/Purchase with Powerof Attorney	£300.00 (each)
SDLT Form on sale whereStaircasing is involved	£60.00
SDLT Return Form Fee - electronic submission	£60.00
Second Mortgages andother loans	£100.00
Second/subsequent loans and dealing with transfer	£150.00
Service Charge Retentions and administration	From £50.00
Shared Ownership Fee	From £200.00
Simple Deed of Trust	£250.00
Statutory Declaration	From £200.00
Sub-Division of Land	From £250.00
Supplemental Leasehold Fee	£150.00
Surplus Funds paymentsto persons other than all named Clients (Cheque or BACS)	£20.00
Transfer of Equity	£375.00
Transfer of Part (creation)	From £345.00
Transfer or registration of Legal Aid Charge/Deed of Substituted Security	£250.00
Verifying a source of money received from you - 3rd party	£100.00
Voluntary First Registration of a Property	£350.00



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