

Additional legal services and documentation

Our Estimate covers all the conventional work associated with a standard conveyance/remortgage of a registered freehold or leasehold property. However sometimes the nature of the transaction will require additional legal documents to be prepared or substantial additional legal work to be carried out or additional searches may be required. In these circumstances an additional legal fee will be payable by you as listed below.

All the fees quoted are subject to VAT at the current rate of 20%.

Dealing with residential mortgage on a purchase from	£75.00
Dealing with residential mortgage redemption from	£75.00
Declaration of Trust from	£295.00
Gifted Deposit	£75.00
Approval Non-Lender Buildings Insurance	£35.00
Leasehold Title Fee	£225.00
Unregistered Title Fee	£195.00
Electronic Identification Verification	£15.00 per name
LMS Panel Fee	£50.00
ULS Panel Fee	£50.00
Help to Buy Equity Loan (Newbuild)	£200.00
Dealing with separate mortgagee Solicitors	£200.00
Help to Buy ISA	£50.00 per ISA
Lifetime ISA	£75.00 per ISA
Dealing with Freehold Management Company	£150.00
Compliance with Money Laundering Regulations (Source of Funds Check)	£50.00
BACS Transfer of funds	£20.00
Additional telegraphic transfer of funds	£35.00
Preparation of a Statutory Declaration from	£125.00
Deed of Covenant	£100.00
Removal of Caution/Restriction	£95.00
File retrieval after Completion from Archive storage	£50.00
Data Protection Act 1998 – access to personal records	£20.00
Dealing with 3 rd party lawyers (eg matrimonial dispute)	£250.00
Researching & Setting up Title Indemnity Insurance Policy	£75.00 per policy
Expedition Fee	£100.00
Redemption of Additional Secured Legal Charges	£95.00 per charge
Lawyer Checker	£24.00
Cheque returned unpaid	£25.00
Cheque stopped at client's request	£25.00
Voluntary First Registration of a sale property from	£195.00