

## **Baker Ashley Conveyancing Fee Structure**

In order to obtain an accurate quote, please contact the office, or use our quote calculator on the website.

### **Professional Fees**

<b>Sale/Purchase Price</b>	<b>Sale Fee</b>	<b>Purchase Fee</b>	<b>Re-Mortgage</b>	<b>Transfer of Equity (stand alone)</b>
>/£100,000	£470	£585	£300	£300
£100,001 - £200,000	£560	£685	£350	£350
£200,001 - £300,000	£650	£785	£400	£400
£300,001 - £400,000	£740	£885	£450	£450
£400,001 - £500,000	£830	£985	£500	£500
£500,001 - £600,000	£920	£1,050	£500	£500
£600,001 - £700,000	£1,050	£1,200	£550	£550
£700,001 - £800,000	£1,100	£1,250	£550	£550
£800,001 - £900,000	£1,200	£1,350	£600	£600
£900,001 - £1,000,000	£1,350	£1,550	£600	£600
£1,000,001 - £2,000,000	£1,550	£1,750	£600	£600
£2,000,001 - £3,000,000	£1,775	£1,950	£700	£700

All fees are exclusive of VAT (VAT is currently 20%)

Add £185 to each fee (above) if Leasehold

### **Supplements (excluding VAT, currently 20%)**

#### Sales and Purchases:

Payment Admin Fee - £30

Telegraphic Transfer fee - £25

#### For all transactions:

AML checks - £10 per person

### **Disbursements (including VAT)**

The disbursements required may depend on the lender, type of property you are buying, and any additional searches which might become necessary as the transaction progresses.

A standard transaction would typically include:

#### Purchase:

Search Pack - £160

Lawyer Checker - £12

HMLR Plan - £3

HMLR Search - £3

Bankruptcy Search - £2 (per applicant)

#### Transfer of Equity:

HMLR priority search - £3

HMLR Plan - £3

Office copies - £6

#### Sale:

Office copies - £6

HMLR Plan - £3

#### Re-mortgage:

Bankruptcy Search - £2 (per person)

HMLR Plan - £3

HMLR priority search - £3

### **Potential Additional Fees (all exclusive of VAT, currently 20%):**

Additional title on a sale - £125

Arranging Indemnity Policy - £75

Auction / repossession of residential property - £500

*(Auction: We should ideally have sight of the auction pack as far in advance of the auction as possible to undertake title checks, search checks, etc and prepare a pre-auction report – this costs £350 + VAT. If you then choose to place the conveyance with us, the above £500 would be discounted by 50% which covers our expedite fee for needing to complete in 28 days)*

Bridging Loans - £500

Buying or Selling with grant of new lease or lease extension - £350

Criss Cross Lease - £400

Dealing with 3<sup>rd</sup> Party Matrimonial Solicitors on Sale - £150

Dealing with more than one lender on Sale (per additional lender) - £75

Declaration of Trust - £150

Deed of Variation/Rectification - £300 (if also dealing with the lender to obtain their permission, an additional £135)

Freehold transfer (sale) - £125

Gifted Deposit - £50

Help To Buy ISA - £50

Help To Buy - £200

Limited Company (residential property purchase/re-mtg) - £150 + £15 Companies House

Management Company (dealing with) on a freehold property - £125

Non-standard Undertaking - £75

New build property - £350

Occupiers Consent Deed - £50

Official Receiver (dealing with) (trustee in bankruptcy) - £350

Probate Sale - £150

Right to buy - £150

Separately represented lenders - £200

Shared Ownership - £400

Shared Ownership & Staircasing - £600

Sitting tenant (sale or purchase) - £150

Split a title (on purchase) - £150

Statutory Declaration - £150

Transfer of Equity (over and above re-mortgage fee) - £300

Unclear Searches - £75

Unregistered Land - £250