

Schedule of Additional Charges

<u>Work Associated with the following Additional Work</u>	<u>Cost</u>
<u>Sale</u>	
Redemption of additional legal charges	£125.00
Removal of Homes and Communities Charge	£350.00
Removal of Equitable Charge	£350.00
Additional leases	£200.00
Unregistered title	£250.00
Removal of notices, restrictions etc	£175.00
Administration of Retention from proceeds of sale	£50.00
<u>Purchase</u>	
Undisclosed mortgage offer	£200.00
Registration of notices, restrictions etc	£175.00
Additional leases	£400.00
Preparation and Submission of a Stamp Duty Land Tax (SDLT) return	£125.00
Unregistered title	£250.00
Assignment of guarantee	£75.00
Occupiers consent form (not advising occupier)	£25.00
Occupiers consent form (advising occupier)	£400.00
Client undertaking to mortgage lender	£75.00
Help to Buy ISA	£50.00
Dealing with a financial gift from a third party	£150.00
Dealing with multiple source of funds (per additional party/entity)	£75.00
<u>Work common to either Sales or Purchases</u>	
Arranging indemnity policy	£95.00
Preparation of a statutory declaration	£150.00
Preparation of a deed of covenant (prescribed)	£75.00
Preparation of a deed of covenant (unprescribed)	£195.00
Arranging additional Telegraphic Transfer (CHAPs)	£40.00
Dealing with each estate management/service charge/rent charge (freehold)	£195.00
Preparation of a licence to occupy	£195.00
Drafting key undertaking	£95.00
Share/stock transfer	£75.00
Preparation of notice to complete	£100 - £200
Dealing with notice to complete	Hourly rate will apply
Arranging for registered/recorded postal delivery	£10.00
Preparation of an Assured Shorthold Tenancy Agreement (AST)	£TBA depends on complexity
Checking AST (per agreement)	£250.00
Notice to AST tenant of change of landlord	£25.00
Obtaining, reading and advising in relation to local authority planning, road and sewer agreements	£TBA depends on complexity
Allowing less than 3 working days between exchange and completion	£75.00
Dealing with the transfer of a share in the freehold (leasehold)	£150.00
Obtaining duplicate certificates (e.g. FENSA, Corgi, Gas Safe etc...)	£75.00

This list is not exhaustive. VAT is payable at the prevailing rate on each item.

Charges relate to *each* item of work done. By way of example if two indemnity policies are to be arranged, the cost will be £190.00 plus VAT. There may be disbursements payable in addition to the solicitor's fees listed above e.g. Land Registry charges.