

# BEVIRS | LAW

## **RESIDENTIAL CONVEYANCING SALES**

Our prices below (current at 4.12.2018) reflect a transaction which proceeds without any unusual issues or complexities- whether practical or legal.

The work which we do and the main stages in the transaction are in the services tables below.

Please see our website for full details of all our fee earners, their qualifications and experience.

### **SALE OF FREEHOLD**

<b>Sale Price (£)</b>	<b>Fee (£)</b>	<b>VAT (£)</b>
0-200,000	650.00	130.00
200,001-500,000	750.00	150.00
500,001-750,000	850.00	170.00
750,000-1 million	950.00	190.00
Over £1 million	By agreement	

### **SALE OF LEASEHOLD**

Prices as above but IN EACH CASE ADD £175 plus VAT.

### **OPTIONAL EXTRAS**

- **Sending money electronically**

If you require us to send any money electronically, we charge £35 plus VAT for each transfer. Lenders will require their money to be sent to them electronically. Some estate agents also insist on electronic transfers.

- **If a Power of Attorney is required.**

This would allow another person to sign documents on your behalf if you are going to be away. Our fee would be £100 plus VAT per document.

#### **Extra money we will need to pay on your behalf**

- **Land Registry Documents**
  - £3 per document
  - Minimum £6 for freehold £15 for leasehold. It could be more than this in a leasehold situation as more documents may be required.
- **Management Company or Freeholder charges.**

In a leasehold sale information and documents will be required from the Management Company and/or the Freeholder or perhaps both. They will charge a fee for providing that information and will not do any work until the fees paid. As soon we know the fee we will let you know as you will need to pay it in advance.

#### **Some examples of other events which may occur and which may mean an additional legal bill and /or additional costs to you;**

- A party in the chain of transactions may die before completion. That could delay the whole process as it may be (but is not always the case) that probate might have to be obtained before it can proceed.
- Problems are discovered with the title to the property you are selling.
- Another party in the conveyancing chain has mortgage or title problems which may cause a delay.

If any of these do occur, then we will let you know straightaway and ascertain the likely extra legal costs and any third party costs (for example the premiums for possible title defect insurance policies) which might have to be paid.

Please do look at our ***Sale Services Table*** which sets out an outline of the work we do for the prices mentioned above and gives a possible timescale. However, conveyancing is heavily governed by the human factor and the time estimates can only be estimates because so much depends on everyone else involved.

**We do not pay Estate Agents a referral fee to recommend clients to us.**