

# BEVIRS | LAW

## RESIDENTIAL PURCHASE MORTGAGE AND REMORTGAGE COSTS

Our prices (current at 4.12.2018) below 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 Purchase, Mortgage and Remortgage Services Tables.

Please ask us for a no obligation quote tailored to your transaction.

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

### **FREEHOLD**

Purchase Price (£)	Fee (£)	VAT (£)
0-200,000	750.00	150.00
200,001-500,000	845.00	169.00
500,001-750,000	900.00	180.00
750,000-1 million	1,100.00	220.00
£1million and above	above by agreement	

### **LEASEHOLD**

ADD – £200.00 plus VAT £40

### **OTHER POSSIBLE EXTRA LEGAL COSTS:**

- **Help to Buy** – £200.00 (VAT £40)
- **New Build** – £175.00 (VAT £35)
- **Forces Help to Buy** – £75.00 (VAT £15)
- **Help to Buy ISA** – £50.00 (VAT £10) – per ISA
- **Legal costs to transmit money electronically.** £35 plus VAT £7 per transfer. The money will have to be sent electronically to the Sellers solicitors.

- **Creating a Trust Deed in connection with joint ownership.** Our private client Department will give you a separate price if this is required.
- **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.

## **DISBURSEMENTS**

These are costs which may have to be paid to third parties. You will need to pay them in advance.

- **Search Fees (Water & Drainage and Local)** approximately £245.00 for Wiltshire area. It may be different in different areas. We will let you know when we give you a formal quote. Some or all of the following searches may be required. We will advise and let you have current costs at the time of giving a bespoke quote.
- **Chancel search** - £24.00
- **Mining Search** - £60.00
- **Environmental search** - £58.80
- **Land Registry Title Search Fee** – £3
- **Bankruptcy Search** – £1 or £2 per person applying for a mortgage.
- **Land Registry Registration Fee.** These are based on the price you pay. You can see the fee on the Land Registry website. We will confirm the fee when we send our quote.
- **Stamp Duty Land Tax.** This is also based on price. You can calculate what you will pay on the HMRC SDLT calculator. However, we will confirm when we send our quote.
- **Stamp Duty Land Tax** does have detailed rules about such matters as reliefs, owning more than one residential property and multiple dwellings. Please make sure you talk to us about your circumstances, so we can advise you.

**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 buying or mortgaging.
- Your mortgage offer is incorrect and has to be replaced.
- Your mortgage offer is withdrawn.
- 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 **Purchase Mortgage and Remortgage Services Tables** 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.**