

# BEVIRS | LAW

## Residential Conveyancing Sale and Purchase Charges

Our basic charges are based on the price of the Property, with additional charges applying if the property is leasehold and if any particular circumstances exist.

We will tell you as soon as we can whether any additional charges will have to be added to the basic charge.

Details of the likely costs are set out in **Table 1 and Table 2**, with possible additional charges set out in **Table 3**. Add VAT where marked\*.

Experience and qualifications of staff are set out in **Table 4**.

Table 1: Sale of Freehold			
Sale Price		Additional Charges	
£0 - £200,000	£1,200*	Arranging electronic transfer of funds	£35*
£200,001 - £300,000	£1,400*	<b>Possible Disbursements (other costs payable to another organisation)</b>	
£300,001 - £750,000	£1,500*	Veriphy AML Identity Check	£6* per person
£750,001 - £1,000,000	£1,700*	Office Copy Entries	£6*
1,000,000+	by agreement*	Office Copy Documents	£9*
		Search of the Index map (unregistered title)	£4
		Land Charges Search (unregistered title)	£2 per name

Table 2: Purchase of Freehold			
Purchase Price		Additional Charges	
Up to £200,000	£1,600*	Arranging electronic transfer of funds	£35*
£200,001 - £300,000	£1,700*	<b>Possible Disbursements (other costs payable to another organisation)</b>	
£300,001 - £500,000	£1,800*	Veriphy AML Identity Check	£6* per person
£500,001 - £750,000	£1,900*	Land Registry Search Fee	£3
£750,000 - £1,000,000	£2,000*	Bankruptcy Search Fee	£2 per name
1,000,000+	By agreement*	Search of the Index Map (unregistered title)	£4
		Search Pack Fee	£250 - £450
		Stamp Duty Land Tax (standard rate)	

		Up to £250,00 The next £675,000 The next £575,000 The remaining amount	Zero 5% 10% 12%
		Registration fees (whole of a registered title) Up to £80,000 £80,001 – £100,000 £100,001 - £200,000 £200,001 - £500,000 £500,001 - £1,000,000 £1,000,000+ Registration fees (part of a registered title or first registration of unregistered title) Up to £80,000 £80,001 – £100,000 £100,001 - £200,000 £200,001 - £500,000 £500,001 - £1,000,000 £1,000,000+	£20 £40 £100 £150 £295 £500 £45 £95 £230 £330 £655 £1,105

### Leasehold Property Charges

Prices as above but in each case add £1,300\*

If the Leasehold Property requires two management packs to be reviewed a fee of £200\* is also charged for the second and each subsequent pack

Table 3: Possible Additional Charges			
Component	Estimated additional cost	Component	Estimated additional cost
Properties which have more than one title number	£500* per additional title number	Arranging/reviewing early access undertakings	£200*
Sale of unregistered freehold title	£95 - £500* depending on complexity	Transactions where we need to liaise with a third party's solicitor eg. matrimonial sale	£75*
Purchase of unregistered freehold title	£125 - £750* depending on complexity	Purchasing with an AST in place (tenancy)	£200*

Freehold property BUT management service and pack be reviewed	£200*	Agreeing retention clause and holding retention money. Includes dealing with up to 10 letters post completion	£500*
Arranging title indemnity policies	£100 to £300* per policy IN ADDITION to policy premium	Agreeing retention clause but not holding retention money. Includes dealing with up to 10 letters post completion	£300*
Drawing up or approving statutory declarations of statements of truth	£200* per declarant depending on complexity	Help to Buy	£800*
Repaying a second or subsequent mortgage	£200* per mortgage	Help to Buy redemption	£500*
Buying with a gifted deposit	£250*	New build	£800*
Dispatching a death certificate to the Land Registry to update a title	£30*	Transactions involving Executors / Trustees and payments to designated accounts (depending upon complexity)	£200 to £350 + VAT Plus Bank TT fee £35 + VAT (per Bank transfer)
Fee to arrange electronic transmission of funds	£35* per transfer	Forces Help to Buy	£75*
Help to Buy ISA	£50* per ISA	Other non standard title issue arising	Cost will be advised when the extent of the issue is known

From time to time discounts may apply. Please contact us for more information.

<b>Table 5. Qualifications and experience of people doing the work</b>		
<b>Fee earner</b>	<b>Qualifications</b>	<b>Hourly rate</b>
Emma Morter	Joint Head of Homemove, Associate; Fellow of the Institute of Chartered Legal Executives (qualified 2004), CILEx Lawyer (qualified 2023)	£200*
Kim Thurston	Joint Head of Homemove, Associate; Fellow of the Institute of Licensed Paralegals (qualified 2000)	£200*
Work is supervised by Zoe Deasington, Partner and Head of Property		

### **Cancellation Charges**

We regret that if for any reason the transaction does not proceed we will still need to make a charge.

ALL disbursements will need to be paid in full.

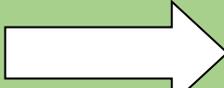
The legal fees we will charge will be calculated on a time spent basis at our hourly rate of £200 + VAT.

Charges effective from 27 09 2023

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The prices in the **Basic Charges Table** are the prices for the work set out in the following table for a **Sale**.

Sometimes **extra issues** arise which will incur an extra charge. **Examples and prices are set out in the Table of Extra Charges.**

YOUR TASKS 	SOLICITORS TASKS Average time from instruction to completion is 3 to 4 months 	SOLICITORS TASKS	SOLICITORS TASKS	SOLICITORS TASKS 	Land registration can take several months depending on land registry workload
	BEFORE EXCHANGE OF CONTRACTS	EXCHANGE CONTRACTS	BETWEEN EXCHANGE AND COMPLETION	COMPLETION	AFTER COMPLETION
Get quotes for the legal work	Obtain mortgage redemption figure	Once contracts are exchanged no one can pull out without a penalty  Date is fixed for completion		Legal ownership transfers today	Pay off any mortgages. Note only 1 mortgage repayment is included in the Basic Charge

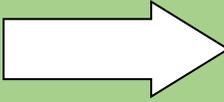
Collect mortgage account number /s and addresses of Lenders	Prepare <ul style="list-style-type: none"> <li>• Property forms for you to compete and return to us</li> <li>• Contract</li> <li>• Title</li> <li>• Replies to standard and extra enquiries</li> </ul>		Arrange signing of final documents	Money is paid over by the Buyers solicitors	Pay estate agents
	Prepare financial statement		Prepare final financial statement	All documents will be dated today	Report to you
		Deposit (usually 10%) is received by us and held until completion	Reply to Buyers solicitors final questions		
Collect your ID documents together					
	If you are buying too make sure both transactions will occur together				
Consider whether you might need a power of attorney if you are					

going to be away					
	<b>LEASEHOLD</b>	<b>PROPERTY</b>	<b>ONLY</b>		
You may need to get prior approval to your Buyer from the landlord or management company for example if you are selling an age restricted property.	<p>Obtain information about service charge and ground rent and lease issues and send to Buyers solicitors. Often called a Management information pack. You will need to pay the Management company/freeholder for this</p> <p>Identify any management company requirements including possible deed of covenant</p>		Possible Deed of covenant for the Management company/freeholder		

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The prices in the **Basic Charges Table** are the prices for the work set out in the following table for a **Purchase**.

Sometimes **extra issues** arise which will incur an extra charge. **Examples and prices are set out in the Table of Extra Charges**

YOUR TASKS 	SOLICITORS TASKS 	SOLICITORS TASKS Average time scale from instruction to completion is 3 to 4 months	SOLICITORS TASKS		Timescale to register depends on Land Registry workloads.
AS EARLY AS POSSIBLE	BEFORE EXCHANGE OF CONTRACTS	EXCHANGE CONTRACTS	BETWEEN EXCHANGE AND COMPLETION	COMPLETION	AFTER COMPLETION
Get quotes for the legal work and select solicitor	Check ID and source of funds and collect money in for searches	Once contracts are exchanged no one can pull out without a penalty	Carry out final searches	Legal ownership transfers today	Submit SDLT return and pay any stamp duty land tax
Arrange mortgage	Obtain ,check and report on <ul style="list-style-type: none"> <li>• Searches</li> <li>• Planning</li> <li>• Contract</li> <li>• Title</li> <li>• Enquiries of Seller</li> </ul>	Date is fixed for completion	Draft final documents and arrange signing	Money is paid over to the sellers solicitors	register change of ownership at the Land Registry
Arrange deposit money.	Prepare financial statement	Buildings insurance to	Prepare financial statement and collect	All documents will	Report to you and

Usually 10%		be brought on risk	money in for completion	be dated today	any lender
Collect proof of funds documents.	Check mortgage money will arrive on time	Deposit (usually 10%) is paid			
Collect your ID documents together	Check buildings insurance				
Discuss a trust deed with your solicitor if buying with somebody else	If you are selling too make sure both transactions will occur together				
Discuss a power of attorney if you are going to be away.	Collect deposit usually 10%				
Buildings insurance ready for exchange of contracts					
<b>Leasehold only</b> You may need to get prior approval from the Landlord or Management Company for example if you are buying an age restricted property.	<b>Leasehold only</b> Check lease. Obtain service charge and ground rent details . Deal with Management Co. requirements				<b>Leasehold only</b> Serve notice of change/ mortgage on Freeholder/Management Company