

Conveyancing Fee Illustration



24.01.2020

Quote Ref: 801441

Fletcher Longstaff
Units G-H The Quays
Burton Waters
LINCOLN
LN1 2XG
01522 581080

Dear Mr Smith

About Your Purchase:

Purchase Price	£250,000.00	No. of Buyers	2
Tenure	Freehold		
Client Info:	A Smith	01522 581080	adam.cheal@fletcherlongstaff.com

Fees:

	NET	VAT	Total
Our Legal Fees			
Our Legal Fees	£525.00	£105.00	£630.00
Additional Fees			
Help to Buy Fee	£200.00	£40.00	£240.00
Help to Buy ISA Fee	£100.00	£20.00	£120.00
Forces Help to Buy Fee	£75.00	£15.00	£90.00
Electronic Bank Transfer Fee	£35.00	£7.00	£42.00
Electronic ID Check	£25.00	£5.00	£30.00
Declaration of Trust	£150.00	£30.00	£180.00
Shared Ownership	£375.00	£75.00	£450.00
Lifetime ISA Fee	£200.00	£40.00	£240.00
Gifted Deposit Fee	£100.00	£20.00	£120.00
Disbursements			
Search Pack (approximately)	£195.00	£0.00	£195.00
Bankruptcy Search	£4.00	£0.00	£4.00
Final Search	£3.00	£0.00	£3.00
Plan for Searches	£3.25	£0.65	£3.90
Total excl. Gov. Fees:	£1,990.25	£357.65	£2,347.90
Government Fees			
Land Registry Fee	£135.00	£0.00	£135.00
Stamp Duty Land Tax	£10,000.00	£0.00	£10,000.00
Total:	£12,125.25	£357.65	£12,482.90

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Important Information

If it transpires that the property is Leasehold and we were not informed at the time of instruction, there will be a charge for dealing with the lease of £500.00 plus VAT.

Searches required may vary from region to region. Search packs do not include certain regional searches, for example some areas require a 'Coal Mining' Search and this will attract an additional fee. We will confirm if the property you are buying is in an area where additional searches are recommended.

We are 'No Sale, No Fee'. This means if your transaction unfortunately falls through you will not pay us for our legal fees. You will however lose any money paid out to third parties for disbursements such as search fees and Land Registry official copies. If you require any further clarification on this do contact your fee earner.

If more than one Electronic Bank Transfer is required then each additional Transfer will be charged at £35.00 plus VAT.

We will ask you for £300.00 on account along with your signed letter of instruction to start the process of ordering the necessary searches.

Your Search Pack will include your Chancel Indemnity Insurance Policy at a cost of £12.22, this may increase if the property being purchased is over £1m but we will always inform you of any increase.

Whilst most properties are registered, some are not. If a property is unregistered, additional work is involved which will incur a further charge of £150.00 plus VAT.

During the course of the transaction, unavoidable, additional disbursements may be incurred. We will advise you of any such costs and they will be payable by you.

The quote is valid for 30 days subject to receiving your instruction. Within this period our fees will not increase. Please note that fees applicable to the Land Registry will adjust according to the most recent scale at the time your case completes should changes have been made from the date of your instruction.

Our fee is based upon the information provided. If this is incorrect or changes, you should let us know immediately.

This Quote is subject to any government changes.

If this Quote is accepted then this document will become your Fee Illustration. Please follow this link for further information and advice prior to instructing us <https://fletcherlongstaff.com/terms-advice/> If this is a purchase quote it is important that you let us know if you are having a mortgage and who this is with. A list of the lenders we can act for is attached. Please note that the Land Registry Registration fee quoted above is based on the purchase of a property which is registered with the Land Registry. If you are buying a new build property or an unregistered property please double this fee.