

# Conveyancing Fee Illustration



24.01.2020

Quote Ref: 801440

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

Dear Mr Smith

## About Your Sale:

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

## Fees:

	NET	VAT	Total
<strong>Our Legal Fees</strong>			
Our Legal Fees	£500.00	£100.00	£600.00
<strong>Additional Fees</strong>			
Second Charge Fee	£50.00	£10.00	£60.00
Electronic ID Check	£25.00	£5.00	£30.00
Electronic Bank Transfer Fee	£35.00	£7.00	£42.00
Matrimonial Fee	£100.00	£20.00	£120.00
<strong>Disbursements</strong>			
Official Copies	£12.00	£0.00	£12.00
<strong>Total excl. Gov. Fees:</strong>	<strong>£722.00</strong>	<strong>£142.00</strong>	<strong>£864.00</strong>

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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 £350.00 plus VAT.

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

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.

Whilst most properties are registered, some are not. If a property is unregistered, additional work is involved which will incur a further charge of £75.00 plus VAT.

We will ask you for £50.00 on account along with your signed letter of instruction to start the process of preparing draft Contract paperwork.

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.

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/>