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W | [www.fletcherlongstaff.com](http://www.fletcherlongstaff.com)  
A | 15 Witham Park House, Waterside South, Lincoln LN5 7JN



## Important information about your Quote

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.

If more than one Electronic Bank Transfer is required then each additional Transfer will be charged at £30.00 plus VAT.

We will ask you for £350.00 on account along with your signed letter of instruction to start the process of ordering the necessary searches.

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 can be found here <https://fletcherlongstaff.com/useful-documents/>. 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.

If your case has been introduced to us via your Estate Agent or Mortgage Adviser with whom we have a business relationship, we are required by the Code of Conduct published by the Council of Licensed Conveyancers to notify you that we will pay them an amount up to £150 (inc VAT, if applicable) on completion of your case from our own funds. This cost is a standard authorised charge that a law firm may make to attract business. Any advice that we give will be independent and you are free to raise questions on all aspects of the transaction. You are entitled to choose your own Conveyancer. If a matter arises where we are acting for the Introducer as well and a conflict of interest arises we might be obliged to cease acting.

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You may require us to perform work as part of your transaction that could not be known at the time of the initial quote. We reserve the right to charge additional fees in such circumstances. These will be agreed with you prior to performing the work. A list of these fees is set out here

<https://fletcherlongstaff.com/wp-content/uploads/2021/01/List-of-Additional-Fees.pdf>