

## **ADDITIONAL LEGAL SERVICES**

The fees quoted on our statement covers all conventional work associated with the conveyance of a freehold property. If the property subsequently transpires to be Leasehold (e.g. a flat, apartment, maisonette or Housing Association / shared ownership property) we reserve the right to charge our standard Leasehold supplement of £200.00 plus VAT. If other legal documents or additional legal services are required or requested, the additional legal fee, payable by you, will be as follows:

Leasehold Flat / Apartment Conveyancing Fees	£200.00 plus VAT & Third party charges
Leasehold House Conveyancing Fees	£95.00 plus VAT & Third party charges
Telegraphic Transfer (CHAPS) of Surplus Funds	£30.00 plus VAT per bank transfer
Telegraphic Transfer (BACS 3 day transfer) of Surplus Funds	£10.00 plus VAT per bank transfer
Defective Title Insurance	£25.00 plus VAT
New Build Properties	£200.00 plus VAT
Gifted Deposit	£75.00 plus VAT
Deed of Gift	£95.00 plus VAT
Help to Buy Properties	£200.00 plus VAT
Help To Buy ISA	£50.00 plus VAT per ISA
Forces Help to Buy	£95.00 plus VAT
Auction Property Supplement	£100.00 plus VAT
Repossession Property Supplement	£100.00 plus VAT
First Registration for a Sale Property	£150.00 plus VAT & Additional registration fees
First Registration at HM Land Registry on a Purchase Property	£150.00 plus VAT & Additional registration fees
Sale / Purchase of Part of Land Supplement (TP1)	£150.00 plus VAT
Arrangement of Indemnity Insurance Policies	£25.00 plus VAT
Dealing with Management Company (where applicable)	£95.00 plus VAT
Shared Ownership Lease	£200.00 plus VAT & Additional registration fees
Obtaining Information from Managing Companies	£95.00 plus VAT
Acting for Lender Fee	£200.00 plus VAT
Power of Attorney	£195.00 plus VAT
Transfer of Equity	£150.00 plus VAT & Additional registration fees
Contaminated Land	£50.00 plus VAT
Deed of Covenant	£50.00 plus VAT & Additional registration fees
Removal of each registered Caution, Restriction or Notice	£50.00 plus VAT
Defective Title	Hourly rate of £150 plus VAT & disbursements
Deed of Postponement	£145.00 plus VAT per deed
Cheque Unpaid and / or Stopped at Client Request	£15.00 plus VAT
Simple Declarations of Trust	£125.00 plus VAT
Statutory Declaration for Title Rectification	£100.00 plus VAT & Swear / Oath fees
Deed of Guarantee	£150.00 plus VAT
Drafting or Approval of Assured Tenancy Agreement	£200.00 plus VAT
Removal of Second Charges (per charge)	£50.00 plus VAT
Obtaining Amendments to Leases	£295.00 plus VAT
Occupier Consents per Consent	£50.00 plus VAT
Resolving Issues due to Unsatisfactory Search Results	£150.00 plus VAT
Bridging Finance	£95.00 plus VAT

Discharge or Charge of Mortgages on Other Properties	£50.00 plus VAT
Registrations of Cautions	£150.00 plus VAT
Upgrading Title	£50.00 plus VAT
Tenant Purchase of Freehold	£100.00 plus VAT
Dealing with Retentions	£100.00 plus VAT

**All Items Below Charged at Hourly Rate of £180.00 per hour plus VAT & Disbursements unless notified otherwise**

Acquisition of land by adverse possession  
 Acting for charities  
 Acting for guarantors  
 Acting for incapacitated clients  
 Advice on incorporeal hereditaments  
 Applications to the leasehold valuations tribunal  
 Boundary Disputes  
 Breaches of contract  
 Claims against NHBC or similar insurances  
 Commercial or part commercial premises  
 Compulsory purchase sales  
 Conditional contracts  
 Contract Race/Dealing with second solicitors  
 Dealing with misrepresentations  
 Disputes in relation to the contract  
 Equity release loans  
 Eviction of Squatters  
 Eviction of Tenants  
 Failure to complete by other party  
 Fire (the results of)  
 Flying freeholds  
 Foreign companies  
 Grants of easements or obtaining new rights for a property  
 Issues arising from the negligence of other solicitors in the transaction  
 Lock out agreements  
 Matters resulting from the death of a party prior to completion  
 Merger of leases  
 Methane contamination issues  
 Milk quotas  
 Misdescription issues arising from estate agent particulars  
 Mortgage fraud  
 Mortgage fraud suspicion  
 Obtaining assents from third parties to sales  
 Obtaining architects certificates  
 Obtaining probate  
 Obtaining remuneration certificates Options  
 Personal completions  
 Potato quotas  
 Private mortgages Purchase of additional land adjacent to the main Purchase or Sale of Land not in England and Wales or Scotland  
 Reconstitution of lost deeds  
 Reporting matters to the Office for the Supervision of Solicitors  
 Reserving mineral rights Resolving breach of existing covenants  
 Resolving any matrimonial issues on divorcing parties

Sale of land with Possessory Title Settled land  
Sub Sales  
Sureties  
Taxation of Costs  
Variation of leases  
Wayleave agreements

**Please note that any documents sent by recorded or special delivery will be charged for at the applicable rate.**