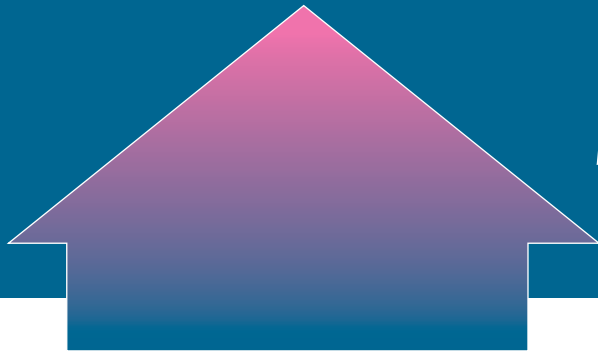


Residential Conveyancing Mortgage / Re-Mortgage

CONVEYANCING FEES



£1,500,001 ▶ £2,000,000	£2,500
£1,000,001 ▶ £1,500,000	£1,750
£900,001 ▶ £1,000,000	£1,500
£800,001 ▶ £900,000	£1,200
£700,001 ▶ £800,000	£1,200
£600,001 ▶ £700,000	£1,100
£500,001 ▶ £600,000	£1,100
£400,001 ▶ £500,000	£1,000
£300,001 ▶ £400,000	£1,000
£200,001 ▶ £300,000	£1,000
Up to £200,000	£1,000
AGREED SALE PRICE	FEE

All fees are subject to VAT at 20% and Disbursements (costs related to your matter that are payable to third parties)

Our fee assumes that:

- This is a standard transaction and that no unforeseen matters arise, including for example, (but not limited to) a defect in title, which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Our fees cover all of the work required to complete the mortgage/re-mortgaging of your new home, including dealing with registration at the Land Registry.

Conveyancer's fees and disbursements:

- Legal fees: as per the previous table plus VAT
- Search fees: approximately **£400** (if required) - We can give you an accurate figure once we have sight of your specific documents.
- Electronic money transfer fee: **£30** plus VAT per transfer
- HM Land Registry fee: **£20** (dependant on the purchase price)
- AML search: **£7** plus VAT per search (minimum)

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stages of the process:

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice.
- Obtaining up to date office copy entries.
- Carry out searches.
- Reporting to you on the mortgage offer.
- Obtaining the Mortgage Deed from you duly executed and witnessed.
- Obtaining up to date buildings insurance details.
- Obtaining the mortgage money from your lender.
- Completing your mortgage.
- Making an application to register the mortgage at the Land Registry.



Sydney House,
44 South Street, St Austell,
PL25 5BN | Tel. 01726 68111

55 Lemon Street, Truro,
TR1 2PE | Tel. 01872 276363

info@brainssolicitors.co.uk
www.brainssolicitors.co.uk