

GARNETT WILSON COST INFORMATION

SALE LEGAL FEES

Sale Price up to £500,000	£650.00 + VAT = £780.00
Sale Price from £500,001 to £1,000,000	£695.00 + VAT = £834.00
Sale Price from £1,000,001 to £2,000.00	£795.00 + VAT = £954.00

SALE ADDITIONAL FEES

Selling a Leasehold Property	£100.00 + VAT = £120.00
Selling a Shared Ownership Property	£100.00 + VAT = £120.00
Bank Transfer (per transfer)	£30.00 + VAT = £36.00

SALE DISBURSEMENTS

Downloading Copies of the Registered Title	£12.00
New Client Electronic ID Check (per name)	£10.00
Lawyer Checker (if required)	£12.00
Landlord Management Pack (if selling a leasehold property)	TBC (see notes below)

PURCHASE LEGAL FEES

Our Fees Purchase Price up to £500,000	£650.00 + VAT = £780.00
Our Fees Purchase Price from £500,001 to £1,000,000	£695.00 + VAT = £834.00
Our Fees Purchase Price from £1,000,001 to £2,000.00	£795.00 + VAT = £954.00

PURCHASE ADDITIONAL FEES

Buying a Leasehold Property	£100.00 + VAT = £120.00
Buying a New Build Property	£100.00 + VAT = £120.00
Buying a Shared Ownership Property	£100.00 + VAT = £120.00
First Time Buyer - Help to Buy ISA (per ISA)	£50.00 + VAT = £60.00
New Build - Help to Buy Equity Loan	£100.00 + VAT = £120.00
Bank Transfer Fee (per transfer)	£30.00 + VAT = £36.00
Stamp Duty Application Fee	£50.00 + VAT = £60.00
Stamp Duty Land Tax (SDLT)	TBC – (see the link below to the SDLT calculator)

PURCHASE DISBURSEMENTS

New Client Electronic ID Check (per name)	£10.00
Lawyer Checker (if required)	£12.00
Searches	£270.00
Land Registry fee (based on the purchase price)	TBC (See Scale 1 below)
Buying a Leasehold Property - Landlord Costs	TBC (see notes below)
Bankruptcy Search (per name)	£2.00
OS1 – Land Registry Search (per title)	£3.00

REMORTGAGE FEES

Our Fees	£350.00 + VAT = £420.00
Bank Transfer Fee (per transfer)	£30.00 + VAT = £36.00

REMORTGAGE DISBURSEMENTS

New Client Electronic ID Check (per name)	£10.00
Downloading Copies of the Registered Title	£12.00
Searches	£180.00
Bankruptcy Search (per name)	£2.00
OS1 – Land Registry Search (per title)	£3.00
Land Registration fee (based on the market value of the property)	TBC (See Scale 2 Below)

TRANSFER OF EQUITY FEES

Our Fees	£350.00 + VAT = £420.00
Bank Transfer Fee (per transfer)	£30.00 + VAT = £36.00

TRANSFER OF EQUITY DISBURSEMENTS

New Client Electronic ID Check (per name)	£10.00
Downloading Copies of the Registered Title	£12.00
Bankruptcy Search (per name)	£2.00
OS1 – Land Registry Search (per title)	£3.00
Land Registration fee (based on the market value of the property)	TBC (See Scale 2 Below)

RE-CLAIMING AN ARCHIVED FILE

Bringing a completed file out of archive	£50.00 + VAT = £60.00
--	-----------------------

SELLING A PROPERTY – FEES EXPLAINED

Selling a Leasehold Property

If you are selling a Leasehold property, there is an extra charge for the additional work required to deal with the Landlord and Management Company administration.

Landlord Management Pack (if selling a leasehold property) - TBC

If you are selling a Leasehold property, there may be Landlord costs payable by you for the Landlord Information or Management pack which has to be provided. We will let the you know what these fees are once we have made contact with them.

Bank Transfer Fee

This fee is charged to redeem an existing mortgage or to send the sale/re-mortgage proceeds to you.

Copies of the Registered Title

This fee is charged by the Land Registry for downloading copies of the electronically held title deeds, title plan and related documents.

New Client Electronic ID Check

We are required by the Council for Licenced Conveyancers to arrange an electronic ID check for each client for anti-money laundering purposes.

Shared Ownership – Selling a Percentage Share of a Property (part buy part rent)

If you are selling a percentage share of a property, there is an extra charge for the additional work required to deal with this type of purchase.

BUYING A PROPERTY – FEES EXPLAINED

Buying a Leasehold Property

If you are buying a Leasehold property, there will be an extra charge for the additional work required to deal with the Landlord and Management company administration.

Buying a Leasehold Property - Landlord Costs

If you are buying a leasehold property, there will be additional landlord costs which are normally payable for notice fees and deed of covenant fees (if required) under the terms of the lease. We can discuss these before we proceed to exchange contracts but at this stage we will not know how much these will be. That information will be contained in the Landlord Pack.

Bank Transfer Fee

This fee is charged to send the completion money to the Seller's Solicitor on completion.

Stamp Duty Application

This fee is charged to complete and make an application to HMRC on your behalf, in respect of the online stamp duty application. This fee will apply even where you are purchasing a property at a price below the stamp duty level as the form will still have to be completed in these circumstances.

Land Registry Fees (see Scale 1 below)

This fee is charged by the Land Registry to register you as the new owner of a property and is based on your purchase price.

Search Packs

An essential tool when purchasing a property and a necessity if you are buying with a mortgage. If you are not buying with a mortgage we do still recommend that you arrange searches. If you specifically do not want searches, we will ask you to sign a waiver to that effect.

Lawyer Checker

If the solicitors acting for the buyer/seller are not known to us, or if we have any cause for concern, we will arrange for an electronic search to ensure they are indeed a legitimate practice.

New Client Electronic ID Check

We are required by the Council for Licenced Conveyancers to arrange a personal and an electronic ID check for each new client for anti-money laundering purposes.

Buying a New Build

If you are buying a newly built property, there will be an extra charge for the additional work required to deal with the developer.

First Time Buyer – Help to Buy

If you are buying your first ever property using the Help to Buy ISA scheme, there is a charge for the additional work required to deal with this part payment method.

New Build – Help to Buy Equity Loan

If you are buying a newly built property using a Help to Buy Equity Loan for New Build Properties, there is a charge for the additional work required to deal with this part payment method.

Shared Ownership – Buying a Percentage Share of a Property (part buy part rent)

If you are buying a percentage share of a property, there is an extra charge for the additional work required to deal with this type of purchase.

LAND REGISTRY FEES

SCALE 1 (Purchase)

<u>Purchase Price</u>	<u>Fee</u>	<u>Fee if the Property is Unregistered</u>
0 - £80,000	£20.00	£40.00
£80,001 - £100,000.00	£40.00	£80.00
£100,001 – £200,000	£95.00	£190.00
£200,001 – 500,000	£135.00	£270.00
£500,001 – 1,000,000	£270.00	£540.00
1,000,000 and over	£455.00	£910.00

SCALE 2 (Re-Mortgage / Transfer of Equity)

<u>Value of the Property</u>	<u>Fee</u>	<u>Fee if the Property is Unregistered</u>
0 - £100,000	£20.00	£40.00
£100,001 - £200,000.00	£30.00	£60.00
£200,001 – £500,000	£40.00	£80.00
£500,001 – 1,000,000	£60.00	£120.00
£1,000,000 and over	£125.00	£250.00

Stamp Duty Land Tax (SDLT)

The amount of Stamp Duty due to the government for your property purchase will depend on the circumstances of your purchase and the purchase price.

To calculate your SDLT, click on the following link to the government website calculator:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>