**Supplemental Charges – Purchase or Remortgage**

**(all charges are exclusive of Value Added Tax, currently 20%)**

There is no additional charge for acting on behalf of your mortgagee unless there are very exceptional circumstances because of the mortgagee’s requirements or if we are having to liaise with other solicitors or administrators in relation to that mortgage. Likewise there is no charge for completing the normal Stamp Duty Land Tax application and the Land Registry application, even in the case of first registration.

The legal charges figure we have indicated is an estimate of our charges and assumes the matter proceeds in the normal way. However in certain cases there are additional tasks to be performed to allow the matter to proceed to completion and if that is the case the relevant supplemental charge will be applied. Please note this is a minimum figure and if the particular issue is for any reason more complicated than might be expected the charge may be increased but you will be notified of this at the time and if there is no other figure indicated then this minimum charge will apply.

If the matter aborts please see the Terms and Conditions and our minimum fee will be applied of £150 plus vat.

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| Where we are acting for you under a Power of Attorney, Deputy Order or other representative capacity. | £100 |
| Where you require us to write to or telephone more than one purchaser at separate addresses (whether by post or by email). It is assumed the normal level of reporting is involved. | £60 |
| If the purchase price changes after we have approved the Contract and prepared the Transfer document necessitating amendments. | £60 |
| Receiving instructions in relation to a second mortgage or other loan linked to the purchase, checking loan terms and advising in connection with the same and complying with the Lenders requirements including draw down of funds, use on completion and registering security as required. The fee is per mortgage or loan. | £100 |
| Checking and advising in relation to any revised mortgage offer received from your mortgage lender after the initial instruction and a mortgage offer has been received. | £60 |
| In advising you in respect of any person occupying the property with you but not to be named on the title and/or mortgage of the property and dealing with any Occupiers Waiver and Consent/Deed of Postponement as may be required by your mortgage lender or yourself. | £60 |
| Advising you in respect of any Deed of Trust and the preparation thereof for signing by the parties.  This is a minimum fee, extra complexity will increase this charge | £500 |
| In complying with money laundering regulations in respect of purchase money “gifted” to you (to include checking of Giftor’s identity, source of funds and satisfying any mortgage lenders requirements applicable). | £60 |
| If we are required to obtain signatures to any documentation by Guarantors under the terms of the mortgage offer. | £60 |
| Preparation of a normal Statutory Declaration (not common but e.g. may be required in relation to an accessway and the Seller will not supply this). This is a minimum figure. | £75 |
| In conjunction with the sellers side or otherwise obtaining an indemnity insurance policy required for the transaction (e.g. as to title issue, breach of restrictive covenant, absence of easement, Insolvency Act, lack of planning permission and/or building regulations approval, these examples are not exhaustive). | £45 |
| If it is agreed access is to be allowed to the property prior to completion (e.g. for works and/or decoration to be carried out to allow the mortgage to be drawn down, or for the purpose of storage) for negotiation preparation and signing of a Key Undertaking. | £60 |
| If communication or appointments are required by you outside of our usual business hours (and if this is agreed with the person handling the matter). | £60 |
| We shall update you as to the progress of your matter as and when progress is made. Should you request particular additional updates by the way of telephone, email or post an additional charge will be incurred per communication calculated on a basic hourly charge of £150 and ten units per hour so that one unit or communication is £15. | £15 per unit |
| Where a property is tenanted in dealing with the related additional elements of rent, rent deposit etc (where this was not apparent or known and allowed for in the original figures discussed) | £125 |
| Where the property to be purchased (or remortgaged) is a New Build (where this was not apparent or known and allowed for in the original figures discussed) | £150 |
| Where the property to be purchased is aquired with the assistance of one of the Help to Buy Schemes (where this was not apparent or known and allowed for in the original figures discussed) | £250 |
| If the Conveyancing work involves more than one title number which requires explanation and action | £100 |
| If a restriction has to be registered to protect an interest (per restriction) | £50 |
| If the property is freehold but also involves a Management Company | £75 |
| If the property being purchased (or re-mortgaged) is in shared ownership or in a staircasing format (where this was not apparent or known and allowed for in the original figures discussed) | £150 |