



Rollasons Solicitors Conveyancing Costs

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Conveyancing Costs

The total costs you will pay will be dependent on your particular matter. However to give you an idea of the costs involved please see a range of normal costs below.

Sale Conveyancing Fees

Our basic fees cover the following work required to complete the sale of your home, which involves the following:

- Preparing initial paperwork and sending the same to the you to complete.
- Assisting you on completing the relevant paperwork.
- Issuing the contracts and supporting paperwork to the buyer's solicitors.
- Satisfying the enquiries raised by the buyer's solicitors by liaising with you and relevant authorities.
- Effecting exchange of contracts, completion, and post completion formalities.

Sale Price	Conveyancing Fee
£0-200,000	£795 +VAT at 20%
£200,001-350,000	£850 +VAT at 20%
£350,001-500,000	£950 +VAT at 20%
£500,001-750,000	£1,250 +VAT at 20%
£750,001-1,000,000	£1,750 +VAT at 20%
Over £1 million	Bespoke +VAT at 20%

Additional Fees for Sale

In addition to our basic fees, additional fees will be payable for further work which may be required as part of your sale transaction. The examples below provide details of some of the more usual additional fees but each case will be different and a full estimate will be provided when you instruct us.

Redemption of Mortgage Fee-£95 +VAT at 20%

This fee covers contacting the lender to obtain a redemption figure for information purposes at the outset of the transaction and then when a completion date is agreed, contacting the lender to obtain a final redemption figure. On completion, redeeming the mortgage with the lender.

Telegraphic Transfer Fee-£40 +VAT at 20%

This fee covers when funds are sent to the lender to redeem the mortgage or sending proceeds of sale to you on completion.

Leasehold Property- £175 +VAT at 20%

If the sale is of a leasehold property this fee will cover liaising with the Landlord/Management Company to obtain the Landlord's standard replies to leasehold enquiries and supporting paperwork, providing them with the relevant fee and dealing with any enquiries the buyer's solicitors have in relation to the same and the lease. Apportioning the service charge and ground rent payments on completion.

Dealing with Additional Management Company-£175 +VAT at 20%

This fee will cover liaising with the additional Management Company to obtain standard replies to leasehold enquiries and supporting paperwork, providing them with the relevant fee and dealing with any enquiries the buyer's solicitors have in relation to the same. Apportioning the service charge/ground rent payment on completion.

Removal of Additional Restrictions-£95 +VAT at 20%

This fee will cover liaising with the beneficiary of the restriction to removal of the same on completion.

Indemnity Insurance Arrangement Fee-£75 +VAT at 20%

If the buyer's solicitor requires an indemnity insurance in respect of the property (missing deeds, unknown restrictive covenants, title defects etc) this fee will cover obtaining the relevant indemnity insurance on your behalf and provide the same to the buyers solicitors.

Retentions to be held on file after completion-£100 +VAT at 20%

If the property is a leasehold property and requires us to hold the funds on account until the landlords accounts are issued post completion this fee covers the additional administration required.

Dealing with unregistered land-£150 +VAT at 20%

If the property is not registered at the Land Registry this fee covers, obtaining the deeds and preparing satisfactory root of title to send to the buyer's solicitors and obtaining additional land registry searches.

Preparation of Statutory Declaration-£125 +VAT at 20%

If a statutory declaration is required by the buyer's solicitors, this fee covers the preparation of the document and arranging an appointment for you to swear the document at another solicitors firm.

Less than five working days between exchange and completion-£150 +VAT at 20%

If your sale transaction needs to complete urgently with less than 5 working days between exchange and completion, this fee covers the additional work required.

Disbursements

In addition to the legal fees, disbursements may be payable. Disbursements are costs related to your matter that are payable third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. Each sale transaction may have specific disbursements relevant to the property but as a general guide, details of some of the more commonly payable disbursements are as follows:

Disbursements for a sale:

- Office copy entries from the land registry – £6.00 (no VAT)
- Additional land registry documents – £3.00 (no VAT) per document

How Long Will my House Sale Take?

How long it will take for your sale of your house will depend on a number of factors. The average process takes between 8 to 12 weeks. It can be quicker or slower, depending on the parties in the chain.

Stages of a Sale Transaction

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages which may be relevant to your transaction:

- Take your instructions and give you initial advice.
- Prepare and advise on contract documents.
- Give you advice on all documents and information prepared.
- Send final contract to you for signature.
- Agree completion date (date from which you sell the property).
- Obtain mortgage redemption figures if required.
- Exchange contracts and notify you that this has happened.
- Complete the sale.
- Deal with repayment of any mortgages.
- Supply discharge documentation to the buyer's solicitors.

Purchase Conveyancing Fees

Our basic fees cover the following work required to complete the purchase of your home, which involves the following:

- Preparing initial paperwork and sending the same to you to complete
- Assisting you on completing the relevant paperwork
- Applying for searches
- Reviewing the contractual documentation received from the seller's solicitors
- Reviewing the search results, raising enquiries on the title and the searches
- Reviewing the replies to enquiries received from the seller's solicitors
- Reporting to you on the title and searches
- Liaising with the seller's solicitors and the estate agents
- Effecting exchange of contracts, completion and post completion formalities

Purchase Price	Conveyancing Fee
£0-200,000	£795 +VAT at 20%
£200,001-350,000	£850 +VAT at 20%
£350,001-500,000	£950 +VAT at 20%
£500,001-750,000	£1,250 +VAT at 20%
£750,001-1,000,000	£1,750 +VAT at 20%
Over £1 million	Bespoke +VAT at 20%

Additional Fees for Purchase

In addition to our basic fees, additional fees will be payable for further work which may be required as part of your purchase transaction. The examples below provide details of some of the more usual additional fees but each case will be different and a full estimate will be provided when you instruct us.

SDLT completion fee-£95 +VAT at 20%

This fee covers preparing the SDLT form and submitting the same to HMRC and paying the relevant fee (if applicable).

Mortgage fee-£150 +VAT at 20%

This fee covers reviewing the mortgage offer, reporting to you on the same, reporting any necessary information to the lender in terms with their requirements.

Telegraphic transfer fee-£40 +VAT at 20%

This fee covers when funds are sent to the seller's solicitors on completion.

Drafting and registering a basic Deed of Trust at the Land Registry-£125 +VAT at 20%

If the property is to be held as Tenants in Common in unequal shares, this fee covers drafting the Deed of Trust in line with your instructions.

Dealing with Help To Buy ISA-£50 +VAT at 20% (per ISA)

This fee covers arranging for you to complete the First Time Buyer Declaration Form, closing the account when the purchase is ready to proceed and applying for the bonus from the Government for completion.

Checking of multiple mortgage offers-£50 +VAT at 20%

This fee covers reviewing additional mortgage offer, reporting to you on the same and reporting to the lender any information they require in line with their instructions.

Leasehold property-£175 +VAT at 20%

This fee covers checking through the Landlord's standard replies and supporting paperwork. Raising enquiries with the buyer's solicitors on the same and reporting back to you.

Dealing with gifted monies documentation-£150 +VAT at 20%

If you are receiving a gift towards the deposit/purchase of the property. This fee is for contacting the donor to obtain all relevant paperwork required, reporting the same to the lender and conducting all money laundering checks in relation to the same.

Dealing with unregistered land-£150 +VAT at 20%

This fee covers checking through the root of title provided by the seller's solicitors, conducting further searches and registering the property for the first time on completion.

Dealing with new build property-£150 +VAT at 20%

This fee covers checking through the additional documentation in connection with the new build transaction including the requirements of the new build warranty.

Less than five working days between exchange and completion-£150 +VAT at 20%

If your purchase transaction needs to complete urgently with less than 5 workings days between exchange and completion, this fee covers the additional work required.

In addition to the legal fees, disbursements may be payable. Disbursements are costs related to your matter that are payable third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. Each purchase transaction may have specific disbursements relevant to the property but as a general guide, details of some of the more commonly payable disbursements are as follows:

Disbursements and Other Fees for Purchase

- Stamp Duty-depends on property value or other factors a specific quote will be provided once we know the full details.
- Land Registry Search at completion-£3.00 (no VAT) per title
- Land Charges Search at completion-£2.00 (no VAT) per name
- Searches (Local, Drainage, Enviro & Chancel)-£161.00 including VAT at 20%
- Search Insurance-£20.00 approx (may include VAT at 20% and Insurance IPT at the current rate)
- Lawyer Checker-£18.00 including VAT at 20%
- Land Registry Fee – see table below (no VAT)

Property Value	First Registration	Subsequent Registrations
£0-80,000	£45	£20
£80,001-100,000	£95	£40
£100,001-200,000	£230	£100
£200,001-500,000	£330	£150
£500,001-1,000,000	£655	£295
Over £1 million	£1105	£500

How Long Will my House Purchase Take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8 to 12 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 16 to 20 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 4 and 6 months.

Stages of a Purchase Transaction

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages which may be relevant to your transaction:

- Take your instructions and give you initial advice.
- Check finances are in place to fund purchase and contact lender's solicitors if needed.
- Receive and advise on contract documents.
- Carry out searches.
- Obtain further planning documentation if required.
- Make any necessary enquiries of seller's solicitor.
- Give you advice on all documents and information received.
- Go through conditions of mortgage offer with you.
- Send final contract to you for signature.
- Agree completion date (date from which you own the property).
- Exchange contracts and notify you that this has happened.
- Arrange for all monies needed to be received from lender and you.
- Complete purchase.
- Deal with payment of Stamp Duty/Land Tax.
- Deal with application for registration at Land Registry.

Transfer of Equity & Re-mortgage Conveyancing Fees

Our basic fees cover the following work required to complete your transfer of equity and/or remortgage of your home, which involves the following:

- Take your instructions.
- Prepare/review the draft transfer.
- Report to you on the transfer document.
- Carry out searches.
- Agree a completion date.
- Complete transfer of equity.
- Deal with application at Land Registry.

If you are remortgaging as well, then in addition to the above we will:

- Review and report to you on your mortgage offer.
- Contact your existing lender for a redemption statement.
- On completion, request your new mortgage funds and redeem the existing mortgage.

Transaction	Our Fee
Transfer of Equity	£650 +VAT at 20%
Remortgage	£650 +VAT at 20%
Transfer of Equity and remortgage	£950 +VAT at 20%
Redeem Help to Buy charge	£550 +VAT at 20%
Remortgage and redeem Help to Buy charge	£950 +VAT at 20%
Transfer of Equity, remortgage, and redeem Help to Buy charge	£1150 +VAT at 20%

Additional fees for Transfer of Equity and/or Re-Mortgage

In addition to our basic fees, additional fees will be payable for further work which may be required as part of your transaction. The examples below provide details of some of the more usual additional fees but each case will be different and a full estimate will be provided when you instruct us.

Telegraphic Transfer Fee-£40 +VAT at 20%

This fee covers when funds need to be sent to a third e.g. mortgage lender.

Drafting and Registering Basic Deed of Trust with the Land Registry-£125 +VAT at 20%

If the property is to be held as Tenants in Common in unequal shares, this fee cover drafting the Deed of Trust in line with your instructions.

Checking of multiple mortgage offers-£50 +VAT at 20%

This fee covers reviewing additional mortgage offers, reporting to you on the same and reporting to the lender any information they require in line with their instructions.

Leasehold Property-£175 +VAT at 20%

This fee covers obtaining the consent from the Landlord/Management Company.

Dealing with gifted monies documentation-£150 +VAT at 20%

If you are receiving a gift towards the transaction, this fee is for contacting the donor to obtain all relevant paperwork required, reporting the same to the lender and conducting all money laundering checks in relation to the same.

Dealing with unregistered land-£150 +VAT at 20%

This fee covers checking through the root of title, conducting further searches and registering the property for the first time on completion of the transaction.

Indemnity insurance policy arrangement fee-£75 +VAT at 20%

If an indemnity policy is required (missing deeds, unknown restrictive covenants, title defects etc) we will obtain the relevant indemnity insurance on your behalf.

Urgent completion-£150 +VAT at 20%

If your transaction needs to complete urgently this fee covers the additional work required.

In addition to the legal fees, disbursements may be payable. Disbursements are costs related to your matter that are payable third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. Each transaction may have specific disbursements relevant to the property but as a general guide, details of some of the more commonly payable disbursements are as follows:

Disbursements for Transfer of Equity and/or Re-Mortgage

- Office Copy Entries – £9.00 (no VAT) per title
- Land Registry Search at completion – £3.00 (no VAT) per title
- Land Charges Search at completion – £2.00 (no VAT) per name
- Searches (Local, Drainage, Enviro & Chancel) – £161.00 including VAT at 20%
- Search Insurance – £20.00 approx (may include VAT at 20% and Insurance IPT at the current rate)
- Lawyer Checker – £18.00 including VAT at 20%
- Land Registry Fee – see table below (no VAT)

Property Value	First Registration	Subsequent Registrations
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£100,001-200,000	£230	£100
£200,001-500,000	£330	£150
£500,001-1,000,000	£655	£295
Over £1 million	£1105	£500

How Long Will my Transfer of Equity and/or Re-mortgage Take?

How long your transaction will take to complete will depend on a number of factors. The average process takes between 8 to 12 weeks. It can be quicker or slower, depending on circumstances.

Stages of a Transfer of Equity and/or Re-Mortgage transaction

The precise stages involved in a transfer of equity and/or a remortgage vary according to the circumstances. However, below we have suggested some key stages which may be relevant to your transaction:

- Take your instructions.
- Prepare/review the draft transfer.
- Report to you on the transfer document.
- Carry out searches.
- Agree a completion date.
- Complete transfer of equity.
- Deal with application at Land Registry.

If you are remortgaging as well, then in addition to the above we will:

- Review and report to you on your mortgage offer.
- Contact your existing lender for a redemption statement.
- On completion, request your new mortgage funds and redeem the existing mortgage.