

Leasehold Residential Sale

Legals Fees For Your Sale

Sale Price	Fees	VAT	Total
Minimum fee	£1,150.00	£230.00	£1,380.00
Average fee for a sale up to £500,000	£1,250.00	£250.00	£1,500.00
Average fee for a sale up to £750,000	£1,350.00	£270.00	£1,620.00
Average fee for a sale up to £1,000,000	£1,450.00	£290.00	£1,740.00
Average fee for a sale up to £1,500,000	£1,550.00	£310.00	£1,860.00
Sale price over £1,500,000	0.12%	20% of fees	TBC

Additional Legal Fees If Relevant to You

Item	Fees	VAT	Total
Fee for carrying out anti-money laundering checks (per person)	£10.00	£2.00	£12.00
Fee for a telegraphic transfer to redeem mortgage	£30.00	£6.00	£36.00
Fee for dealing with the redemption of a mortgage	£50.00	£10.00	£60.00
Fee for dealing with the redemption of a second mortgage/charge	£150.00	£30.00	£180.00
Fee if there is an estate management company	£75.00	£15.00	£90.00
Fee if a Deed of Variation is required	£795.00	£159.00	£954.00
Fee if the property is shared ownership and staircasing needs to be undertaken	£250.00	£50.00	£300.00

Disbursements (payable to third parties)

Item	Cost
Anti money laundering and ID verification search fees (per person)	£23.70
Copy title documents (estimated)	£15.00
Management company fees (estimated)	£200-£400.00

healdnickinson

SOLICITORS

Possible additional charges: -

- Copy of additional documents from the Land Registry.
- If the property is leasehold or there is a Residents Association, the Landlord/Management Company may charge a fee for providing information about the property and which the buyer's solicitors will require in order to proceed. You should allow approximately £400 for this.
- Under the terms of the Lease/original Transfer Deed of the property a Deed of Covenant may be required, and the Landlord/Management Company will require a fee for attendance to this aspect of the conveyancing. We will also charge an additional fee for dealing with this aspect of the transaction.
- If the property is freehold and it transpires there is a Management Company/Residents Association/Rentcharge we will make an additional charge for attendance to matters arising from that and we estimate this to be £75.00 plus VAT
- If we are required to obtain copies of FENSA, Gas Safe certificates, NHBC documentation, planning/building regulation consents or other certificates that relate to the property that may have been misplaced the governing body/Local Authority will make a charge for providing the replacements/copies.

This estimate of our charges assumes that the transaction proceeds to a normal conclusion without any unforeseen complications. If it does not proceed to a completion, then a charge is made for the abortive work based on the work done and payments made at an hourly charging rate.