

## CONVEYANCING CHARGES

Solicitors: Whetter Duckworth Fowler, 95 High Street, Wheatley, Oxon OX33 1XP

Telephone: 01865 872206 Reference: JW / JPD / SC

This form is an indication of charges on the assumption that the transaction will not prove to be particularly time-consuming or more complex than usual - please see the note at the end of this estimate which details the circumstances in which an additional charge might be made.

<u>Price (£) not exceeding</u>		<u>Fee (£)</u>	
<u>(Freehold)</u>	<u>Sale</u>	<u>Purchase</u>	<u>Sale and purchase</u>
75,000	325.00	425.00	Deduct £100.00 from combined figure
100,000	350.00	450.00	
125,000	375.00	475.00	
150,000	400.00	500.00	
175,000	425.00	525.00	
200,000	450.00	550.00	
225,000	475.00	575.00	
250,000	500.00	600.00	
275,000	525.00	625.00	
300,000	550.00	650.00	
325,000	575.00	675.00	
350,000	600.00	700.00	
375,000	625.00	725.00	
400,000	650.00	750.00	
425,000	675.00	800.00	
450,000	700.00	825.00	
475,000	725.00	850.00	
500,000	750.00	875.00	
750,000	800.00	900.00	
1,000,000	850.00	1,000.00	
1,000,000 and over	850.00 plus 0.1%	1,000.00 plus 0.1%	

### Stamp Duty Land Tax Certificate

All purchase transactions will incur an additional fee of £30.00 plus VAT for completion of the SDLT certificate

### Leasehold

The above figures are increased by:

1. £100.00 on a sale; and
2. £200.00 on a purchase

All the above figures are exclusive of value added tax, which will be added.

In addition the following sums payable to others will or may be payable. Value added tax is not charged on these items unless otherwise indicated:

Sale

The following may be payable:

Fee for copy Land Registry entries	£ 8.00	
Telegraphic transfer fee on repayment of mortgage	£20.00	(plus VAT)
Copies of documents of title at 25p per page (approx.)	£10.00	(plus VAT)

Purchase

If the purchase price exceeds £120,000.00 stamp duty land tax will be payable at the following rates:

- 1% of the purchase price if the price exceeds £120,000.00 but does not exceed £250,000.00
- 3% of the purchase price if the price exceeds £250,000.00 but does not exceed £500,000.00
- 4% of the purchase price if the price exceeds £500,000.00

In addition the following will be payable:

Land Registry fee - depends on purchase price e.g:

Purchase price	Up to -	50,000	£40.00
	£50,001 -	80,000	£60.00
	£80,001 -	100,000	£100.00
	£100,001 -	200,000	£150.00
	£200,001 -	500,000	£220.00
	£500,001 -	1,000,000	£420.00

Electronic case & plan fee (approx)	£18.00	
Local search (approx.)	£120.00	
Environmental search (approx)	£39.00	(plus VAT)
Water search (approx)	£45.00	(plus VAT)
Land Registry search fee	£4.00	
Personal search (approx.)	£2.00	
Telegraphic transfer fee	£20.00	(plus VAT)
Copies of documents where required at 25p per page (approx.)	£10.00	(plus VAT)
Costs on preparation of Stamp Duty Land Tax Return	£30.00	(plus VAT)

and the following may be payable:

Map index search	Nil	
Commons registration search (unlikely)	£14.00	
Company search(unlikely)(approx.)	£23.00	(plus VAT)
(Leasehold purchase only) Landlords' costs on notice (approx.)	£25.00	(plus VAT)
Chancery Search	£10.00	(plus VAT)

Accounts should be settled on or before completion (or within one month if the matter does not proceed to completion). Interest will be charged on bills that are not paid within 14 days of completion (or within 14 days of the account being rendered if the matter does not proceed to completion) at the rate payable on judgement debts.

Please note that the amount of VAT and other sums payable to others may be subject to alteration if the rates are changed.

In addition to the above, you may have to provide for payments to other parties e.g. your Building Society or other lender (for their survey, legal and other fees) your surveyor or your estate agent and you should check with them the amounts they will require (inclusive of VAT where appropriate).

## PLEASE NOTE

This form is an indication of charges on the assumption that the transaction will not prove to be particularly time-consuming or unusually complex (our "client care" letter explains in more detail the circumstances in which complexity and/or time spent would result in the charge being increased).

All transactions are time recorded and if the cost of time recorded exceeds this estimate by more than £100.00 in total we will charge (in addition to the amount of the initial estimate) the amount by which the cost of that time exceeds £100.00. Under normal circumstances there will be an additional charge only if the matter involves a more than usual amount of time in dealing with problems with the title or in checking compliance with planning and building control requirements where evidence of compliance is not available, or a more than usual number of telephone calls made or received (including calls to or from client or agents or other solicitors to enquire about progress or to chase the matter up).

Additional costs would be charged if the transaction involved work outside the scope of a routine conveyancing transaction. If the matter does not proceed to completion, work done and payments made up to that point will remain chargeable.

You may, if you wish, request a note of the cost of time recorded to date or a diary update of your case showing work done to date at any time.