

### **Additional Fee Sheet**

Below is a list of Additional Fes which may become applicable during the course of the transaction. These fees will only be charged if you require the additional services to which they relate and we will always advise you that an Additional Fee is relevant before the charges are incurred.

#### **The Property**

Where our original estimate is based on the purchase of a freehold property but the property is leasehold	£250	+VAT
The property has a separate leasehold garage or carport	£150	+VAT
The property is a coach house subject to a garage or carport lease	£150	+VAT
Dealing with Freehold Management Company in relation to sale or purchase	£150	+VAT

#### **Mortgages**

Where our original estimate is based on a cash purchase but you require a mortgage	£95	+VAT
Considering and approving a new mortgage offer from a different lender	£95	+VAT
Considering and approving a revised mortgage offer after exchange of contracts	£50	+VAT
Acting on a Second Mortgage (including LSAP, Equity Share and Help to Buy)	£150	+VAT
Separate Solicitors are acting for your lender	£350	+VAT
Drawing down Help to Buy ISA bonus	£50	+VAT
Drawing down Lifetime ISA bonus	£150	+ VAT
Repaying more than one mortgage on a sale ( <b>for each mortgage</b> ). Not including 'Help to Buy' and 'First Time Buyer' initiatives.	£150	+VAT
Redemption of 'Help to Buy' charge or 'First Time Buyer Initiative' charge	£250	+VAT
Redeem Freehold Rent Charge	£150	+VAT

#### **Completion**

Expediting Completion	£75	+VAT
Failed Completion	£150	+VAT
Changing Completion Date	£75	+VAT

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### Sending/receiving money

Sending a payment by Bank Transfer (per transfer)	£40	+VAT
Receiving money directly from an unknown third party	£250	+VAT
Receiving a cash payment without our authority *This is the minimum charge payable	£350*	+VAT
Receiving the deposit or completion monies in three or more multiple payments *Charge applies to each separate batch of 3 individual payments	£50*	+VAT
Approving the source of any gifted funds and verifying the identity of each gift donor *Charge applies to each gift you receive	£50	+VAT

### Additional Documents and Services

General Power of Attorney *single power of attorney **double power of attorney	£100* £150**	+VAT
Basic Declaration of Trust	£350	+VAT
Advising upon or implementing indemnity insurance (per policy)	£50	+VAT
Dealing with Deed of Covenant in approved form	£50	+VAT
Dealing with 3 <sup>rd</sup> Party lawyers	£190	+VAT
Dealing with Deed of Postponement	£150	+VAT
Dealing with Letter of Postponement	£50	+VAT
Dealing with Deed of Rectification or Variation	£250	+VAT
Transfer of Legal Aid Charge or other current loan	£150	+VAT
Drafting additional Contract packages for sale contract race (Each)	£175	+VAT
Statutory Declaration for Title Rectification	£150	+VAT
Dealing with a Licence to Occupy	£125	+VAT
The property has leased solar panels	£150	+VAT
<b>Voluntary First Registration</b>		
1. Stand Alone Voluntary First Registration	£350	+VAT
2. Voluntary First Registration as part of another matter	£150	+VAT
Drafting Deed of Covenant	£150	+VAT

Retaining file pending resolution of a service charge or management charge retention	£250	+VAT
Access arranged prior to completion after exchange	£75	+VAT
Appointment of an additional Trustee to give good receipt if sale by one owner	£100	+VAT
Receipt of Special Completion Notice	£150	+VAT
Drafting Deed of Easement	£350	+VAT
Drafting or approval of Assured Shorthold Tenancy Agreement	£195	+VAT
Preparation/approval of key undertaking	£50	+VAT
Licence to Alter	£250	+VAT