

### **New Homes Purchase 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	£150	+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

#### **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
Your lender instructs another firm to conclude the registration of their charge due to a delay caused by you	£195	+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
Dealing with Guarantors Requirements	£150	+VAT
Dealing with buy to let special mortgage conditions including the approval of a tenancy agreement	£150	+VAT

#### **Completion**

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

#### **Sending/receiving money**

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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 & 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 pre approved form	£50	+VAT
Dealing with 3 <sup>rd</sup> Party lawyers	£190	+VAT
Stamp Duty Land Tax Fee	£75	+VAT
Dealing with Land Registry Plan Requisitions	£150	+VAT