



FAIRMON 
LAW SOLICITORS
Trusted Advisors | Intelligent Solutions

FLS Residential Conveyancing Fees

Contents

| | |
|--|----|
| Introduction..... | 2 |
| Residential Property Purchase..... | 3 |
| Residential Freehold/Leasehold Purchase Conveyancing Fees..... | 3 |
| Disclaimer: | 4 |
| Our fees assume that: | 4 |
| Disbursements that may apply: | 4 |
| Stamp Duty Land Tax (England) – and Tax (Wales) | 5 |
| How long will the purchase of my house take? | 5 |
| Stages of buying a property explained. | 5 |
| Registration Fee | 6 |
| Residential Property Sale | 6 |
| Residential Sale and Remortgage Conveyancing Fees | 7 |
| Our fees above assume that: | 8 |
| Disbursements that may apply: | 8 |
| How long will the sale of my house take? | 9 |
| Stages of selling a property explained: | 9 |
| Remortgaging a Property | 9 |
| Residential Transfer of Equity Conveyancing Fees | 10 |
| Our fee assumes that:..... | 10 |
| Disbursements that may apply. | 11 |
| How long will the remortgage of my property take?..... | 11 |

Introduction

At Fairmont Law Solicitors we believe everyone should have access to legal residential conveyancing services in a language they understand, at the point of need. Fairmont’s legal and multilingual experts provide transparent residential conveyancing solutions in a manner and language that is easily understood, starting with our fee structure.

Whether you’re buying or selling a property, remortgaging or looking to transfer equity, our fee table below can provide you with an estimated quote in minutes.

We look forward to receiving your call. Tel: **+44 333 222 5014**.

Residential Property Purchase

These fees cover the work involved to complete the purchase of your new home, including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax (SDLT) for properties in England, and/or Land Transaction Tax (Land Tax) for properties in Wales.

Residential Freehold/Leasehold Purchase Conveyancing Fees

| Property Value- Range | | Our Fees excluding VAT |
|-----------------------|------------|------------------------|
| £0 | £80,000 | 600.00 |
| £80,001 | £100,000 | 650.00 |
| £101,000 | £150,000 | 750.00 |
| £150,001 | £200,000 | 850.00 |
| £201,001 | £250,000 | 925.00 |
| £250,001 | £300,000 | 950.00 |
| £300,001 | £350,000 | 975.00 |
| £350,001 | £400,000 | 1125.00 |
| £400,001 | £450,000 | 1150.00 |
| £450,001 | £500,000 | 1250.00 |
| £500,001 | £550,000 | 1250.00 |
| £550,001 | £600,000 | 1250.00 |
| £600,001 | £650,000 | 1275.00 |
| £650,001 | £700,000 | 1750.00 |
| £700,001 | £750,000 | 1750.00 |
| £750,001 | £800,000 | 1750.00 |
| £800,001 | £850,000 | 1950.00 |
| £850,001 | £900,000 | 1950.00 |
| £900,001 | £950,000 | 2150.00 |
| £950,001 | £1,000,000 | 2385.00 |
| £1,000,001 | £2,000,000 | 2500.00 |
| £2,000,001 | £3,000,000 | 3000.00 |
| £3,000,000 | plus | Negotiated |

Additional Admin Fixed Fees- if applicable

| | |
|---|--------|
| Leasehold Admin Fee | 185.00 |
| Mortgage Admin Fee | 250.00 |
| Help to Buy ISA Admin Fee | 185.00 |
| Help to Buy Equity Loan Admin Fee | 250.00 |
| Right to Buy Admin Fee | 185.00 |
| Shared Ownership Admin Fee | 185.00 |
| Newbuild Admin Fee | 185.00 |
| Auction / Repossession Admin Fee | 300.00 |
| Buy to Let Admin Fee | 185.00 |
| New buy Guarantee Scheme Admin Fee | 185.00 |
| Gifted Deposit Admin Fee | 215.00 |
| Proof of Funds -Due Diligence Admin Fee | 340.00 |
| SDLT Admin Fee | 125.00 |

Disclaimer:

The costs above relate to our legal fees associated with the purchase of your property. Due to additional work involved with some types of property purchases, there may be additional fees applicable as below.

Our fees assume that:

The transaction is standard and that no unforeseen matters arise, including, for example, but not limited to, a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.

- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All Parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required.
- There is no agricultural land included in the mortgage.
- Additional disbursements may apply if indemnity policies are required.

Disbursements that may apply:

In addition to our fees, you will need to pay some disbursements. Disbursements are costs related to your matter that are payable to third parties, such as Land Registry Fees.

We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions. This payment on account is normally £350.

The below table is indicative, and all charges may not be payable on all matters.

Disbursements Costs

| | |
|---|--------|
| Lawyer Checker Fee | 14.40 |
| Electronic Search Fee | 12.00 |
| Anti-Money Laundering Search Fee | 25.00 |
| Bank Account Verification Fee | 20.00 |
| Case Management Costs | 20.00 |
| SDLT Telegraphic Transfer (STT) Fee | 30.00 |
| Completion Telegraphic Transfer (CTT) Fee | 30.00 |
| Land Registry Search Fee | 3.00 |
| Land Charges Search | 3.00 |
| Search Pack - Local Authority, Water & Drainage, Environmental Search -PALI Standard Pack | 200.00 |

Stamp Duty Land Tax (England) – and Tax (Wales)

SDLT or Land tax will be payable in most cases but depends on the Price of the property, whether you are a first-time buyer, purchasing with a company, living overseas or the purchase will result in you owning more than one property.

The link for the SDLT (England) website is [Stamp Duty Land Tax: Overview - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/stamp-duty-land-tax)

The link for the Land Tax (Wales) website is [Land Transaction Tax | GOV.WALES](http://gov.wales/topics/land-tax)

How long will the purchase of my house take?

We normally say the process can take 8-12 weeks. However, many factors influence how long the process will take from the acceptance of your offer up until offer completion and we can never guarantee any timescales. Issues such as the length of the chain, the buyers getting a mortgage and the types of property being bought and sold will affect timescales. If the property being bought is a new build, Leasehold or Shared Ownership, the timescales could be significantly longer.

Stages of buying a property explained.

Individual circumstances will affect the stages of the transaction, but our fees detailed above cover all of the following stages. If there is any additional work required, then we will always tell you before we do this.

| Stage | Explanation |
|-------|---|
| 1 | Taking your instruction and providing initial advice. |
| 2 | Checking your finances are in place to fund the purchase and if required, contacting the lender's solicitors. |
| 3 | Receiving the contract documents and providing advice. |
| 4 | Carrying out the usual conveyancing searches. |
| 5 | Obtaining further planning documentation as required |
| 6 | Making any necessary enquiries of the seller's solicitor |
| 7 | Giving you advice on all documents and information received |
| 8 | Going through the conditions of the mortgage offer and contract papers with you face to face. |
| 9 | Sending the final contract to you for signature, in the absence of a face -to-face meeting. |
| 10 | Agreeing a completion date (the date from which you will no longer own the property). |
| 11 | Exchanging contracts and notifying you that this exchange has taken place. |
| 12 | Completing your purchase. |
| 13 | Dealing with your payment of Stamp Duty/Land Tax |
| 14 | Managing your application for registration at the Land Registry. |

Registration Fee

| Property Value | Registered Freehold & Leasehold Electronic Fee | Unregistered Freehold & Leasehold Electronic Fee |
|-----------------------|--|--|
| £0 - £80,000 | £20.00 | £40.00 |
| £80,001 - £100,000 | £40.00 | £80.00 |
| £100,001 - £200,000 | £95.00 | £190.00 |
| £200,001 - £500,000 | £135.00 | £270.00 |
| £500,001 - £1,000,000 | £270.00 | £540.00 |
| £1,000,001 and over | £455.00 | £910.00 |

Searches

Total £ 350.00*

(In some areas, additional searches may be recommended.)

* Searches may be charged at higher price for some councils.)

If you are purchasing a property in England, you may be liable to pay Stamp Duty, if you are purchasing a property in Wales, you may be liable to pay Land Transaction Tax. The amount you will need to pay depends on a variety factors which we will advise on your first consultation.

Residential Property Sale

These fees cover all work related to finalise and complete the sale of your home, including redeeming (paying) any outstanding mortgages or charges that are registered against the property.

Residential Sale and Remortgage Conveyancing Fees

Property Value- Range

Our Fees excluding VAT

| | | |
|------------|------------|------------|
| £0 | £80,000 | 525.00 |
| £80,001 | £100,000 | 600.00 |
| £101,000 | £150,000 | 675.00 |
| £150,001 | £200,000 | 795.00 |
| £201,001 | £250,000 | 825.00 |
| £250,001 | £300,000 | 950.00 |
| £300,001 | £350,000 | 950.00 |
| £350,001 | £400,000 | 1150.00 |
| £400,001 | £450,000 | 1150.00 |
| £450,001 | £500,000 | 1200.00 |
| £500,001 | £550,000 | 1200.00 |
| £550,001 | £600,000 | 1250.00 |
| £600,001 | £650,000 | 1275.00 |
| £650,001 | £700,000 | 1350.00 |
| £700,001 | £750,000 | 1350.00 |
| £750,001 | £800,000 | 1475.00 |
| £800,001 | £850,000 | 1475.00 |
| £850,001 | £900,000 | 1550.00 |
| £900,001 | £950,000 | 1675.00 |
| £950,001 | £1,000,000 | 1850.00 |
| £1,000,001 | £1,500,000 | 1925.00 |
| £1,500,001 | £2,000,000 | 2110.00 |
| £2,000,001 | £2,500,000 | 2295.00 |
| £2,500,001 | £3,000,000 | 2550.00 |
| £3,000,001 | plus | Negotiated |

Additional Admin Fixed Fees- if applicable

| | |
|--|--------|
| Leasehold Admin Fee | 185.00 |
| Mortgage Redemption Admin Fee | 125.00 |
| Redemption of Shared Ownership Admin Fee | 185.00 |
| Obtaining indemnity admin costs | 30.00 |

The costs above relate to our legal fees associated with the sale of your property. Any additional charges are listed below.

If the property has a landlord or management company, then there will be additional fees payable to these third parties for their answers to enquiries.

- We will not know these fees before the transaction has started.
- These could range from £200 to £500 but this is only an estimate.

Our fees above assume that:

The transaction is standard and that no unforeseen matters arise, including, for example, but not limited to, a defect in title which requires remedying prior to completion, or the preparation of additional documents ancillary to the main transaction.

Disbursements that may apply:

In addition to our fees, you will need to pay some disbursements.

Disbursements are costs related to your matter that are payable to third parties, such as land documents and searches. We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions. This payment on account is normally £350.

In the case of leasehold property an additional fee may be required to obtain a management pack from the landlord/management company which could cost anything between £150-£500 – we would of course inform you as soon as this cost is known.

In rare cases the new lender may also require searches in which case you may occur approximately £200 search costs, we again update you prior to progressing.

The below table is indicative, and all charges may not be payable on all matters.

Disbursements Costs

| | |
|---|-------|
| Lender Telegraphic Transfer (LTT) Fee | 30.00 |
| Completion Telegraphic Transfer (CTT) Fee | 30.00 |
| Lawyer Checker Fee | 14.40 |
| Electronic Search Fee | 12.00 |
| Anti-Money Laundering Search Fee | 25.00 |
| Bank Account Verification Fee | 20.00 |
| Case Management Costs | 20.00 |

Registration Fee for Remortgages

| Property Value | Registered Remortgage Fee | Unregistered Remortgage Fee |
|-----------------------|----------------------------------|------------------------------------|
| £0 - £100,000 | £20.00 | £40.00 |
| £100,001 - £200,000 | £30.00 | £60.00 |
| £200,001 - £500,000 | £40.00 | £8.000 |
| £500,001 - £1,000,000 | £60.00 | £120.00 |
| £1,000,001 and over | £125.00 | £250.00 |

How long will it take to sell my house?

We normally say the process can take 8-12 weeks. However, many factors influence how long the process will take from the acceptance of your offer until offer completion and we can never guarantee any timescales. Issues such as the length of the chain, the buyers getting a mortgage and the types of property being bought and sold will affect timescales.

Stages of selling a property explained:

Individual circumstances will affect the stages of the transaction, however our fees outlined above, cover all of the following stages. If there is any additional work required, then we will always tell you before we do this.

| Stage | Explanation |
|-------|---|
| 1 | Taking your instructions and giving you initial advice. |
| 2 | Preparing and sending the contract documents to your purchaser's solicitor |
| 3 | Obtaining information from you and responding to the purchaser's solicitor |
| 4 | Sending you the final contract for signature |
| 5 | Agreeing a completion date with you (the date from which you will no longer own the property) |
| 6 | Exchanging contracts and notifying you that this exchange has happened |
| 7 | Completing the sale |
| 8 | Repaying your outstanding mortgage and paying your estate agents |
| 9 | Sending the net proceeds of sale to you. |

Remortgaging a Property

These fees cover the work involved to complete the remortgage of your property, including dealing with registration at the Land Registry and payment of Stamp Duty Land Tax (SDLT) for properties in England, or Land Transaction Tax (Land Tax) for properties in England or Land Transaction Tax (Land Tax) for properties in Wales, and redeeming any mortgages.

All fees are exclusive of VAT at the prevailing rate (currently 20%) unless otherwise stated.

Residential Transfer of Equity Conveyancing Fees

Property Value- Range

Our Fees excluding VAT

| | | |
|------------|------------|------------|
| £0 | £80,000 | 525.00 |
| £80,001 | £100,000 | 600.00 |
| £101,000 | £150,000 | 675.00 |
| £150,001 | £200,000 | 795.00 |
| £201,001 | £250,000 | 825.00 |
| £250,001 | £300,000 | 950.00 |
| £300,001 | £350,000 | 950.00 |
| £350,001 | £400,000 | 1150.00 |
| £400,001 | £450,000 | 1150.00 |
| £450,001 | £500,000 | 1200.00 |
| £500,001 | £550,000 | 1200.00 |
| £550,001 | £600,000 | 1250.00 |
| £600,001 | £650,000 | 1275.00 |
| £650,001 | £700,000 | 1350.00 |
| £700,001 | £750,000 | 1350.00 |
| £750,001 | £800,000 | 1475.00 |
| £800,001 | £850,000 | 1475.00 |
| £850,001 | £900,000 | 1550.00 |
| £900,001 | £950,000 | 1675.00 |
| £950,001 | £1,000,000 | 1850.00 |
| £1,000,001 | £1,500,000 | 1925.00 |
| £1,500,001 | £2,000,000 | 2145.00 |
| £2,000,001 | £3,000,000 | 2550.00 |
| £3,000,000 | plus | Negotiated |

| | |
|---------------------|--------|
| Leasehold Admin Fee | 185.00 |
|---------------------|--------|

Additional Admin Fixed Fees- if applicable

Our fee assumes that:

- This is a standard transaction and that no unforeseen matters arise including, for example (but not limited to), a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction or dealing with any restrictions that are registered against the title.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- There are no special features such as overage / claw back or the land being subject to unfulfilled planning obligations.
- The property is being mortgaged with vacant possession and there are no third parties in occupation.

Disbursements that may apply.

In addition to our fees, you will need to pay some disbursements. Disbursements are costs related to your matter that are payable to third parties, such as land Registry fees.

We handle the payment of the disbursements on your behalf to ensure a smoother process and we will ask you for a payment on account of disbursements when we accept your instructions.

The payment on account is normally £350.

The below table is indicative, and all charges may not be payable on all matters.

Disbursements Costs

| | |
|---|-------|
| Lender Telegraphic Transfer (LTT) Fee | 30.00 |
| Completion Telegraphic Transfer (CTT) Fee | 30.00 |
| Electronic Search Fee | 12.00 |
| Anti-Money Laundering Search Fee | 25.00 |
| Bank Account Verification Fee | 20.00 |
| Case Management Costs | 20.00 |
| HM Land Registry Title Register and Plan Fees | 6 |
| Bankruptcy Search Fee | 3 |

How long will it take to remortgage my property?

We normally say the process can take 4-10 weeks. However, factors influence how long the process will take and we can never guarantee any timescales. Issues such as whether the Lender requires any searches or if there is an early redemption penalty on your existing mortgage could affect these timescales.