Kitson Boyce

Pricing & Service Information

Purchase of a Property (leasehold and freehold)

Purchases			
From	**To**	**Freehold (+20% VAT)**	**Leasehold (+20% VAT)**
£0	£200,000	£1,200 (+£240)	£1,500 (+£300)
£200,000	£300,000	£1,300 (+£260)	£1,600 (+£320)
£300,000	£400,000	£1,400 (+£280)	£1,700 (+£340)
£400,000	£500,000	£1,500 (+£300)	£1,800 (+£360)
£500,000	£600,000	£1,600 (+£320)	£1,900 (+£380)
£600,000	£750,000	£1,750 (+£350)	£2,050 (+£410)
£750,000	£900,000	£1,900 (+£380)	£2,200 (+£440)
£900,000	£1,000,000	£2,100 (+£420)	£2,400 (+£480)
£1,000,000	plus	refer	refer

Plus 20% VAT and disbursements

Fees relating to additional tasks	
SDLT forms	£30 (+£6)
Each additional Management Company involved for Leaseholds	£50 (+£10)
Declaration of Trust	£250 (+£50)
Help to Buy ISA/Lifetime ISA Fee	£50 (+£10)
Help to Buy Scheme (Government Scheme)	£250 (+£50)
Shared Ownership	£300 (+£60)
New Build Properties	£300 (+£60)
Simultaneous exchange and completion (i.e. on the same day)	£50 (+£10)
Dealing with a third party (such as lender's solicitors or a solicitor acting for you on a related transaction	£200 (+£40)
Drafting a Key Undertaking	£100 (+£20)
Obtaining Indemnity Insurance	£35 (+£7)
Price negotiations on your behalf (usually on a private sale)	£100 (+£20)
Holding and releasing keys (usually on a private sale)	£50 (+£10)
Dealing with a Company Mortgage	£250 (+£50)
Submitting a Winding Up search	£25 (+£5)

Companies House Registration Administration Fee	£30 (+£6)
Drafting of Board Resolution	£50 (+£10)
Freehold Management Pack Administration Fee	£200 (+£40)
Gift Deposit	£50 (+£10)
Equity Release	£1,000 (+£200)
Purchase of Unregistered Property	£250 (+£50)
Transfer of Part (non-complex)	£500 (+£100)

Our fees cover all of the legal work required to complete the purchase of the property, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales. A live quote is available from our website here: https://www.kitsonboyce.co.uk/service/residential-property/.

The information is based on a number of assumptions and particular the 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
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction, but we will advise you if this becomes the case and will tell you about any additional costs when the arise.

<table>
<tr><td rowspan="3">What happens if the transaction does not complete:</td><td colspan="2">ABORTIVE COSTS</td></tr>
<tr><td>STAGE</td><td>% OF OUR CHARGE</td></tr>
<tr><td>Prior to draft documentation:
Upon commencement of drafting documentation or documents being received:
Upon finalising the draft documentation:</td><td>20%

70%

90%</td></tr>
<tr><td>The experience of the people who may carry out the work for you:</td><td colspan="2"><u>Meet the Team</u>

Visit: https://www.kitsonboyce.co.uk/service/residential-property/.</td></tr>
<tr><td colspan="3"><u>TIMINGS AND STAGES</u>

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes about 6-12 weeks.</td></tr>
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It can be quicker or slower, depending on the parties in the chain. For example, if you are purchasing property with a mortgage and also selling without a chain it could take 16 weeks.

Purchase of a leasehold property could take longer as it is necessary to check both the leasehold and freehold titles and management company information.

STAGES OF THE PROCESS

The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:

- Obtain up-to-date ID
- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Review mortgage offer
- Send transfer and Contract documents to you for signature
- Agree completion date (date from which you own the property)
- Arrange for all monies needed to be received from lender and you
- Exchange contracts and notify you that this has happened
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry
- Provide you with updated Title documentation relating to your property.