

**Timms**  
SOLICITORS



# Our **Legal Fees**

# Conveyancing Fees



Our fees for residential property work are based on a straight-forward transaction of a freehold property involving one mortgage lender.

We will do our best to provide an accurate quote at the outset, but some issues may not arise until work commences.

Therefore, we may find it necessary to increase our fee if it becomes apparent that any further work is required over and above what was quoted initially. In many cases, no additional charges arise, but where they do, we will inform you straight away. Any additional fees will be included in our completion statement and will be payable on completion.

The information below gives you further details on additional fees that may become applicable.

Additional Service	Cost (plus VAT)
Leasehold Purchase	£500
Retirement Leasehold Purchase	£400
Leasehold Sale	£300
Leasehold Transfer of Equity/Assent	£250
New Build Purchase	£1,000
Unregistered Lane	£300
Freehold Purchase with a Management Company	£300 (per management company)
Gifted Deposits	£200 (per giftor)
Deeds of Variation	From £500
Use of a Help to Buy ISA	£50 per ISA
Use of a Lifetime ISA	£100 per ISA
Purchase by a Company with a Mortgage	£400
Sale with Help to Buy Redemption	£250

# Conveyancing Fees



The information below gives you further details on additional fees that may become applicable.

Additional Service	Cost (plus VAT)
Corresponding with a separately represented Lender	£400
A transaction involving a Power or Attorney	£200
Bespoke Contract Riders/Conditions	From £150
Reviewing a revised or new mortgage offer with new lender	£100 per offer
Reviewing Homebuyers Survey	£100
Complex Source of Funds Investigations	From £250
Porting Equity Release/Lifetime Mortgage to new Purchase	£400
Additional Bank Transfers	£40
Redeeming Additional Mortgages	£125 per lender
Reviewing Additional Titles	£150 per title
Preparing Sale Auction Packs	£200
Council Care Fee Undertaking	£200
Where Correspondence with Additional or Third Parties is Required	£200
Deeds of Covenant	£100
Home Visits	£100 within 5 miles £150 within 5-10 miles £200 within 10-20 miles

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The information below gives you further details on additional fees that may become applicable.

Additional Service	Cost (plus VAT)
Key Undertakings	From £150
Corresponding With Occupiers	£90 per occupier
Transactions Involving a Rentcharge	£250
Dealing with Restrictions, Cautions or Notices	£150 (per entry)
Retentions	£100 (per 6 months retention)
Transactions Involving Septic Tanks	£200
Transactions with Solar Panels – Leased or Owned Outright	£250
Statutory Declarations/Statements of Truth	£150 (per declaration statement)
Amending or Upgrading Title	£100 (per title, per issue)
Transactions Involving Tenancies/Buy-to-Let	£200
Transfers or Sales of Part	From £400
Due Diligence Fee	£30

# Abortive Fees



## If the transaction fails to complete then we will charge for the work carried out on your matter.

We will charge the following abortive fees for each of the following stages of the transaction which have been undertaken. This will be calculated based on the quote provided.

The information below gives you further details on additional fees that may become applicable.

Purchase	Percentage Fee
Following the review and reporting of the Contract Pack together with the raising of enquiries as necessary.	40%
Following the review and reporting on your Searches	10%
Following the review and reporting on your Mortgage Offer	10%
Following the review and reporting on the replies to any enquiries raised	15%
After your file has been prepared for Exchange of Contracts	15%

Sale	Percentage Fee
Following the preparation and issuing of the Contract Pack	35%
Following the review and responding to any enquiries raised	35%
After your file has been prepared for Exchange of Contracts	20%

Transfer of Equity/Remortgage	Percentage Fee
Following the review of the Title Documentation.	30%
Following the review and reporting on your Searches	15%
Following the review and reporting on your Mortgage Offer	15%
After your file has been prepared for Completion	30%

# Timms

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