

## Conveyancing Fees - Freehold Purchase

<b>Example of freehold purchase at £250,000 - £350,000</b>	
Roger Brooker & Co. charges	£850.00
VAT on our charge	£170.00
Stamp Duty Land Tax ( See notes)	£0.00
Land Registry – Registration fees	£135.00
Searches ( Depending on area)	
Local Search	£116.50
Environmental Search	£61.20
Water & Drainages	£65.40
<b>Additional searches can be ordered by request, but may cost extra</b>	
Our administration fee for transfer of monies (Inc. VAT)	£42.00
<b>Total estimated</b>	<b>£1,440.10</b>

These fees are quoted on the basis of the amount of work we anticipate would be involved in the transactions. If there are any difficulties, which involve additional work, over and above the normal transaction then we would discuss the fees with you. Should either transaction prove abortive then fees would be charged on the basis of the amount of work carried out.

VAT is calculated at the current rate but will of course change if the rate is altered.

Disbursements are the 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.

### *Stamp Duty or Land Tax (on purchase)*

This depends on the purchase price of your property, whether you are a first time buyer or buying a second property. You can calculate the amount you will need to pay by using HMRC's website.

### *How long will my house purchase take?*

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. The average process takes between 6-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 4 weeks to exchange. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months.

#### *Stages of the process*

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

- Take your instructions and give initial advice
- Receive and advise on documents
- Carry out searches
- Make any necessary enquiries of seller's solicitors
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Obtain authority to exchange and request deposit (if required)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed from the lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

#### **Below is a list of things which may affect the amount of transaction charges:**

- Value of the property
- Remortgage
- Freehold or Leasehold
- New build
- Shared ownership home
- Using a help to buy scheme, and whether it is an equity loan or ISA
- Purchase under right to buy
- Purchase at auction
- If the estate agent requires a fee for referring you to our firm