



## Factors that may affect our Prices

Below are some of the factors that may affect our legal fees quoted.

### *Value of the Property*

The value of the property or the amount being borrowed can affect our prices as we absorb more risk on your behalf should anything go wrong in the process.

By way of indication on a sale or a purchase

<u>Property Price</u>	<u>Estimate of Legal Fees</u>
£100,000.00 - £200,000.00	£1,000.00 -£1,200.00 + VAT
£700,000.00 - £800,000.00	£1,700.00 - £1,800.00 + VAT
£900,000.00 - £1.5m	£2,000.00 - £3,000.00 + VAT

### *Other Factors*

*Defective Legal Title:* If legal title is defective or part of the property is unregistered or if we discover that building regulations or planning permission have not been obtained then this may require additional work to be carried out.

*Lost Documents:* If crucial documents cannot be found or need to be obtained from third parties then this may require additional work to resolve the issue.

*Lender Requirements:* Sometimes lender attach specific conditions to their loans that need to be satisfied before funds are available and this requires us to provide additional information to the lender or obtain additional information from a third party.

We will pre-estimate and agree with you any additional costs as soon as we can once we are aware of the complication. We would charge by reference to an



hourly rate of £150 +VAT per hour and pre estimate where we can the time it will take to resolve the issue.

### *Assumptions and Exclusions*

We always provide you with an estimate of fees **before** you are asked to commit to engage us to act on your behalf.

Our legal fees include our time for the registration of documents at the Land Registry and the preparation and filing of a Stamp Duty Land Tax form or its equivalent.

Our legal fees quoted do not take account of the following factors which may increase the price

- Whether the property is a new build
- If the property is unregistered land that requires to be registered for the first time
- If the property is part of a shared ownership scheme, help to buy scheme, equity loan or ISA
- If the property is being purchased under right to buy or at auction
- If the property has been repossessed

### *Referral Fees*

As a policy we do not pay referral fees to estate agents or other introducers. However, if we did, in relation to your matter we would quote these in any estimate we provide you.