

## **RESIDENTIAL SALE**

We are proud to hold CQS Accreditation, issued by the Law Society. This involves the firm undergoing a rigorous audit process which ensures we maintain high levels of client care.

## **PRICING**

The fees involved in any transaction are important and we review our fees on a regular basis, considering client's feedback. We typically work on a fixed fee basis, so that from the outset you know what the fees will be for your transaction.

If during the transaction there is a new development, we will discuss the change in fees with you and agree a way forward. Our fees are set out as:

### **Freehold Residential Sale**

Our fees cover all the work required to complete the sale of your current home and are based upon a sale price of £300,000 so are indicative only.

Item	Amount	VAT	Subtotal
Our Fees	£1025.00	£205.00	£1230.00
Land Registry Office Copy Fee	£20.00		£20.00
Electronic money transfer fee (each)	£30.00	£6.00	£36.00
Electronic Identity Check per name	£8.50	£1.70	£10.20
Estimate Total	£1083.50	£212.70	£1296.20

### **Leasehold Residential Sale**

If the residential sale is leasehold there will be an additional charge of £200.00 + VAT to cover the additional work required

## **TIME SCALES**

For any transaction, the timescales are subject to change depending on when your offer is accepted and factors involved such as:

- ✓ Number of parties in the chain
- ✓ Whether the buyer has a mortgage in place
- ✓ Whether the searches flag up any issues
- ✓ Whether buyer's Survey shows up any issues
- ✓ Buyer's Enquiries

A typical transaction will take between 10-14 weeks, however if any of the above apply or there are other factors we need to take into consideration, it may increase the time by a further 4-6 weeks and additional charges may occur. We will discuss this with you.

### **KEY MILESTONES**

With every transaction there are key milestones, which may vary according to individual circumstances. They may be as follows:

- ✓ Take your instructions and give initial advice based on the information you have provided
- ✓ Confirm your identity and check for conflicts of interest
- ✓ Prepare contract documents
- ✓ Obtain further planning documentation if required
- ✓ Provide advice on all documents and information received
- ✓ Finalise contract and send to you for signature
- ✓ Agree completion date (the date which you legally own the property)
- ✓ Exchange contracts and notify you that this has happened
- ✓ Complete purchase and repay your mortgage if applicable

### **EXCLUSIONS**

We do not undertake tax advice.

Our fees are fixed, however there may be factors which would typically increase the cost of the fees estimated above such as:

- ✓ If a legal title is defective or part of the property is unregistered
- ✓ If crucial documents, we have previously requested from you have not been provided to us
- ✓ If you require to exchange within 6 weeks of instructing us
- ✓ If you require completion within 6 weeks of instructing us
- ✓ If you require simultaneous exchange and completion