

Additional Charges

We reserve the right to charge the below additional fees if necessary:

Additional AML checks per person	£20
Administration fee for compliance with a lenders requirements in relation to a buy to let mortgage	£100
Amalgamation of titles	£90
Approval of contract package with less than 5 days before auction	£325
Approval of contract package with more than 5 days before the auction	£275
Archive retrieval	£30
Arranging indemnity insurance, per policy	£75
Assignment of insurance policies between policy holders	£200
Assignment of insurances from or to lenders, per policy	£30
Bankruptcy entries	£60
Bridging loans	£495
Cheques returned unpaid or cheques stopped at client's request	£15
Completing and filing Inland Revenue SDLT1 Form (On Shared Ownership transitions where staircasing is involved). (Sale Only)	£150
Contract races, sale or purchase	£250
Data Protection Act 1998 – access to personal data	£10
Dealing with management companies	£175
Dealing with matrimonial or third party lawyers:	£300
Dealing with second or subsequent mortgages on a purchase and/or Sale	£150
Deed of covenant / License to assign	£199
Deed of grant of easement or variation of rights	£750
Deed of postponement	£200
Deed of trust	£250
Deeds of guarantee	£200
Drafting assured/shorthold tenancy	£150

Authorised and Regulated by the Solicitors Regulation Authority (565601)

Registered in England and Wales No. OC369950

Members: Oye Edokpolor, Eki Osoborh. Consultant: Ronica Dhanoa.

Enfranchisement outside of the act	£295
Expedition fee if completion required within 10 working days of exchange of contracts	£100
Expedition fee where completion is required within 5 working days of exchange	£150
Expedition fee where exchange and completion is simultaneous	£300
Flying freehold deed of mutual covenant	£150
Freeholds with Management company or rent charge	£175
Gifted deposit	£100
Help to buy	£300
Help to buy ISA	£150
Help to buy equity loan	£450
Redemption of help to buy equity loan	£250
Housing association property surcharge	£175
Issuing cheques to persons other than all named clients. Each	£15
Lease extension or variation (Approval)	From £400
Lease extension or variation (Creation)	From £600
Leasehold transaction Surcharge	Please contact us to Requote
New build property surcharge	£250
Notice assignment of charge	£10
Notices of assignment or reassignment of insurance policies to Life Insurers. Each	£30
Obtaining access between exchange and completion	£100
Powers of attorney in favour of anyone other than us. Each	£150
Purchase of share of freehold	£250
Removal of second & subsequent charges	£50
Sale and first registration of a new property	£250
Secure electronic transmission of funds within the UK for redemption of mortgages, payments to third parties (e.g. HM Revenue & Customs for payment of Stamp Duty Land Tax), or sending surplus funds to you, per transfer	£45 within the UK;£60 outside the UK
Service charge retentions (Leasehold)	£150
Shared ownership	£250

Solar panel lease	£250
Statutory declarations for title remediation or rectification	£95
Title registered in the name of a Limited Company	£450
Transfer of business loans/overdraft	£190
Transfer of equity	£495
Transfer of legal aid charge	£190
Transfer of part	£750
Transfer of property by way of gift	£250
Unregistered title	£150+ additional registration fees
<u>Additional locality searches</u>	
Coal mining or Brine search	£31.20
Tin mining search	£53.61
Clay search	£63.00
Limestone search (Variable, maximum cost shown)	£43.34
Bath stone search	£53.61

I/We have read the above. I am/We do agree with the above additional fees:

Signed

Date

Signed

Date