The quotation you have received shows the amount we would expect you to have to pay, based on the limited information supplied.

From time to time however, unforseen circumstances may arise during the course of a transaction and which require additional work to be carried out by us on your behalf. As such, and to provide transparency and certainty wherever possible in relation to our fees, you will find below the types of additional work and the cost you can expect to pay, should those circumstances arise. We will of course **in all cases**, discuss the issues with you as and when they arise, explain to you why these need to be dealt with and the different options for doing so.

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| **NEW-BUILD, LEASEHOLD, OR HELP TO BUY** |
| In each of the following circumstance, an additional legal fee is chargeable:-   1. where the property you are buying is a new-build property 2. where you are buying with the aid of the government’s “Help to Buy” scheme 3. where the property you are **buying** **or selling** is leasehold   Each of the above will separately attract the additional fee. | | **£150.00**  plus VAT |

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| **DECLARATION OF TRUST** |
| Where you ask us to advise on and prepare a Declaration of Trust in relation to your respective “beneficial” interests in the property. | | **£150.00**  plus VAT |

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| **Statutory Declaration** |
| In the event that as a result of a defect in title we are required to draft a “Statutory Declaration”; a declaration you must swear under oath. | | from **£100.00**  plus VAT |

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| **Dealing with H M Land Registry (RestrictionS)** |
| On a **sale** transaction, where your legal title contains a “Restriction” that we are required to deal with during the transaction. | | **£75.00**  plus VAT |

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| **ADDITIONAL SAME DAY MONEY TRANSFER** |
| Should you require money to be transferred telegraphically, via the CHAPS banking system, this fee will be charged per transfer made. | | **£37.50**  plus VAT |

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| **ADDITIONAL MORTGAGES** |
| Where you have two or more mortgages registered against your sale property, or intend to have two or more mortgages registered against your purchase property. We do not usually charge for dealing with the first mortgage in each case. Please note that the amount quoted is *per additional mortgage, per transaction*. | | **£75.00**  plus VAT |

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| **Arranging Indemnity Insurance Policies** |
| In the event that defects emerge in your title/property during the course of the transaction, and we are required to put in place a policy of insurance to deal with the matter to the other side’s satisfaction. Please note that the amount quoted is *per policy arranged*. | | **£50.00**  plus VAT |

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| **THE “GREEN DEAL” SCHEME** |
| In the event that the property you are buying has benefitted, or is benefitting, from the Government’s “Green Deal” scheme, we will be required to carry out additional work (for example raising enquiries and reporting to you and your mortgage lender). | | **£100.00**  plus VAT |