

## Purchase of a leasehold residential property

The fees shown below are based on the purchase of a £500,000 property (not new-build) in the London Borough of Harrow and, as an example, show the range of fees charged by our partner, Jonathan Lemon. The fee range assumes that your purchase is average in nature, is an assignment of an existing lease and not the grant of a new one, and does not take into consideration any unknown factors or unforeseen circumstances, such as, for example (but not limited to), an expedited transaction, a defective legal title, part of the property being unregistered, outstanding building regulations, consents or planning permission, or missing documents. Should any of these factors materialise, the fee we charge you may increase.

The hourly rates for individual lawyers vary according to experience and seniority and a specific quotation for the services of another member of staff is available on request.

Our fees cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and the payment of Stamp Duty Land Tax (Stamp Duty), if the property is in England, or Land Transaction Tax (Land Tax), if the property you wish to buy is in Wales.

### Conveyancer's fees and disbursements:

- Legal fee between £1,250.00 and £1,400.00 plus VAT
- Hourly rate £250.00 plus VAT
- Fee for acting on behalf of the mortgage lender (if applicable) £200.00 plus VAT
- General Office Expenses £50.00 plus VAT
- Professional Indemnity Insurance £50.00 plus VAT
- Bank Telegraphic Transfer Fee (each) £35.00 plus VAT
- Anti-Money Laundering ID Check Fee £6.00 plus VAT
- Completion of the Stamp Duty Form £75.00 plus VAT
- Search fees £460.00
- HM Land Registry fee £135.00
- VAT payable between £502.20 and £532.20

**Estimated total: between £3,013.20 and £3,193.20**

### Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of these on your behalf to ensure a smoother process (the disbursement amounts shown above are accurate as at December 2018, but maybe subject to change). There may be additional disbursements set out in the individual lease relating to the property, but the disbursements which we anticipate will apply are set out above. This list is not

exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

### **Anticipated Disbursements\***

- Notice of Transfer fee – this fee, if chargeable, will be set out in the lease or advised by the managing agents.
- Notice of charge fee (if the property is being mortgaged) – this fee will be set out in the lease or advised by the managing agents.
- Deed of Covenant fee – this fee is payable to the management company and the amount will be advised by the managing agents.
- Certificate of Compliance fee – to be confirmed upon receipt of the lease or advised by the managing agents.

\*These fees vary from property to property and can, on occasion, be significant. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and/or service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

### **Stamp Duty/Land Tax**

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here](#).

**Grand total – between £3,013.20 and £3,193.20 plus Stamp Duty amount**

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

How long it will take from you instructing us to act for you, until you can move in to your new property will depend on a number of factors. The average process takes between 6-10 weeks.

It can be quicker or slower, depending on the parties in the chain, and the nature of the transaction. For example, it will be quicker for a first-time buyer purchasing a vacant freehold property with or without a mortgage, than it will for someone buying a leasehold property that requires an extension of the lease, which can take significantly longer. In such a situation, additional charges would apply.

### **Stages of the process**

The precise stages involved in the purchase of a residential property vary according to the circumstances, however, below are some of the key stages in the process:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Draft Transfer
- Advise you on joint ownership
- Obtain pre-completion searches
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry