

## Fee Quote Guidance

Our fees cover all of the work required to complete the purchase of your new property, including dealing with registration at the Land Registry and dealing with 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. All fees are exclusive of VAT unless specifically stated.

### SARACENS LEGAL FEES

#### a. Transactions with a mortgage

Assumptions: -

1. We are on the lender panel

OUR LEGAL FEES			
Value of Property (£)	Purchase (£)	Sale (£)	Mortgage / Remortgage (£)
0 - 500,000	Between <b>1200 plus VAT</b> (240) = 1440 and <b>1395 plus VAT</b> (279) = 1674	Between <b>1100 plus VAT</b> (220) = 1320 and <b>1300 plus VAT</b> (260) = 1560	Between <b>900 plus VAT</b> (180) = 1080 and <b>1200 plus VAT</b> (240) = 1440
500,001 - £1M	Between <b>1395 plus VAT</b> (270) = 1674 and <b>1595 plus VAT</b> (319) = 1914	Between <b>1350 plus VAT</b> (270) = 1665 and <b>1395 plus VAT</b> (279) = 1674	Between <b>1150 plus VAT</b> (230) = 1380 and <b>1250 plus VAT</b> (250) = 1500
£1M+	Fees for transactions over £1m start from <b>3,000.00 + VAT</b> (600) = 3600.00		

#### b. Transactions without a mortgage

OUR LEGAL FEES			
Value of Property (£)	Purchase (£)	Sale (£)	Mortgage / Remortgage (£)
0 - 500,000	Between <b>1395 plus VAT</b> (279) = 1674 and <b>1495 plus VAT</b> (299) = 1794	Between <b>1100 plus VAT</b> (220) = 1320 and <b>1300 plus VAT</b> (260) = 1560	Between <b>900 plus VAT</b> (180) = 1080 and <b>1200 plus VAT</b> (240) = 1440
500,001 - £1M	Between <b>1495 plus VAT</b> (299) = 1794 and <b>1595 plus VAT</b> (319) = 1914	Between <b>1350 plus VAT</b> (270) = 1665 and <b>1395 plus VAT</b> (279) = 1674	Between <b>1150 plus VAT</b> (230) = 1380 and <b>1250 plus VAT</b> (250) = 1500
£1M+	Fees for transactions over £1m start from <b>3,000.00 + VAT</b> (600) = 3600.00		

c. Islamic Finance transactions

OUR LEGAL FEES			
Value of Property (£)	Purchase (£)	Sale (£)	Mortgage / Remortgage (£)
0 - 500,000	Between <b>1250 plus VAT</b> (250 = 1500) and <b>1395 plus VAT</b> (279) = 1674	Between <b>1100 plus VAT</b> (220) = 1320 and <b>1300 plus VAT</b> (260) = 1560	Between <b>1000 plus VAT</b> (100) = 1100 and <b>1250 plus VAT</b> (250) = 1500
500,001 - £1M	Between <b>1400 plus VAT</b> (280) = 1680 and <b>1450 plus VAT</b> (290) = 1740	Between <b>1350 plus VAT</b> (270) = 1620 and <b>1395 plus VAT</b> (279) = 1674	Between <b>1150 plus VAT</b> (230) = 1380 and <b>1250 plus VAT</b> (250) = 1500
£1M+	Fees for transactions over £1m start from <b>3,000.00 + VAT</b> (600) = 3600.00		

SARACENS ADDITIONAL LEGAL CHARGES

Additional Legal Fees	Amount (£)
Existing Lender redemption fee	<b>195.00 plus VAT</b> (39) = 234
New Lender fee	<b>195.00 plus VAT</b> (39) = 234
Bank Transfer	<b>45.00 plus VAT</b> (9.00) = 54.00 (per CHAPS) <b>10.00 + VAT</b> (2.00) = 12.00 (per BACS)
Electronic AML Verification	For Individuals: <b>15.00 plus VAT</b> (3.00) = 18.00 (per person) For UK Entities: <b>20.00 plus VAT</b> (4.00) = 24.00 (per check) For International Entities: <b>40.00 plus VAT</b> (8.00) = 48.00 (per check) Source of Funds: <b>10.00 plus VAT</b> (2.00) = 12.00 (per check)
Petty incidentals	<b>25.00 plus VAT</b> (5) = 30.00
Archive fees	<b>50.00 plus VAT</b> (10) = 60.00
Infotrack AP1 & SDLT submission fee	<b>5.00 plus VAT</b> (1) = 6.00 (per submission)
Completion of SDLT1 Form	<b>100.00 plus VAT</b> (20.00) = 120.00
Preparation of a conflict waiver	<b>150.00 plus VAT</b> (30.00) = 180.00
Preparation of a Deed of Gift	<b>295.00 plus VAT</b> (59.00) = 354.00

Preparation of a Report (Freehold Auction Properties)	<b>From 700.00 plus VAT (140.00) = 840.00</b>
Preparation of a Report (Leasehold Auction Properties)	<b>From 800.00 plus VAT (160.00) = 960</b>
Completion on Auction properties	<b>From 650.00 plus VAT (130.00) = 780.00</b>
Preparation of a Deed of Trust	<b>From 350.00 plus VAT (70.00) = 420.00</b>

## **DISBURSEMENTS**

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

<b>Disbursements</b>	<b>Amount (£)</b>
Lawyer Checker	<b>21.60 (inc. VAT)</b>
Official Copy of Register and Title Plan	<b>4.80 (inc. VAT) (each)</b>
Official Copy of Document	<b>4.80 (inc. VAT) (each)</b>
DocuSign Fee	<b>12.00 (inc. VAT) (per matter)</b>
Search pack	<p><b>420.00 (inc. VAT)</b>  Regulated search pack  (includes the following regulated searches: Local Authority, Drainage and Water, Environmental Search and Chancel indemnity)</p> <p><b>OR</b></p> <p><b>540.00 (inc. VAT)</b>  Non-Regulated search pack  (includes the following non-regulated searches: Local Authority, Drainage and Water, Environmental Search and Chancel indemnity)</p>
LMS / Lender Exchange Portal Fee	<b>36.00 (inc. VAT)</b>
Official Search with Priority	<b>4.80 (inc. VAT) (each)</b>
Bankruptcy Search	<b>3.60 (inc. VAT) (each)</b>
Deed of Covenant (if required under lease)	<b>90.00 plus VAT (18.00) = 108.00</b>

Notice of Assignment and Charge (if required under lease)	<b>100.00 plus VAT</b> (20.00) = 120.00 (approx. per notice)
Land Registration Application fee (applicable to purchase transactions)	This cost will vary depending on the price of the property concerned. We can determine the cost once the price of the property is known by using the land registry calculator.
Stamp Duty Land Tax (applicable to purchase transactions)	This cost will vary depending on your circumstances and the price of the property concerned. We can determine the cost once this information is known by using the stamp duty calculator.

### **ADDITIONAL DISBURSEMENTS FOR LEASEHOLD PURCHASES**

For leasehold properties, there are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fee

<b>Additional Disbursements for leasehold properties (inc. VAT)</b>	<b>Amount (£)</b>
Deed of Covenant (if required under lease)	This fee is provided by the management company for the property and can be difficult to estimate. Often it is between <b>£50.00 - £350.00 (inc. VAT)</b> but can be more or less**
Notice of Assignment (if required under lease)	This fee if chargeable is set out in the lease. Often the fee is between <b>£60.00 - £120.00 (inc. VAT)</b>
Notice of Charge (if required under lease)	This fee if chargeable is set out in the lease. Often the fee is between <b>£60.00 - £120.00 (inc. VAT)</b>
Certificate of Compliance fee	To be confirmed upon receipt of the lease. Often it is between <b>£50.00 - £350.00 (inc. VAT)</b> but can be more or less**
Licence for Alterations	This fee is charged by landlords to tenants for giving consent to carry out alterations at a property. The landlord or its agents will determine the fee.

\*\* These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charges are likely to apply throughout your ownership of a leasehold property. We will confirm the ground rent and

the anticipated service charge as soon as this we receive this information from the seller's solicitor.

***Stamp Duty or Land Tax (SDLT)***

SDLT is payable on purchases only and 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](#).

***How long will my house purchase take?***

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 6-8 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first-time buyer, purchasing a new build property with a mortgage in principle, it could take 12 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 6 and 12 months. In such a situation additional charges would apply.