

Although we do try to offer a fully transparent estimate of our fees and charges for your transaction, there are inevitably certain circumstances that occur during the process that could not have been foreseen at the outset.

As noted in our initial letter, it is our policy to be as open about costs as possible and to let you know at the earliest opportunity when such situations occur so that any necessary increases can be discussed. We will always try to give you the best advice possible and attach a cost to that advice so that you are fully informed as to the options available to you.

Whilst many of these circumstances cannot be anticipated and are unique to the transaction, there are some matters that unfortunately occur quite frequently and to follow through on our commitment to give you the best possible information on costs right from the outset, we set out below the likely additional costs should any of these situations occur during your transaction.

If additional work is identified (such as that listed below) throughout the course of the transaction we will discuss this with you first and then raise an invoice for payment at that time.

Acting for the Lender on any 2nd or subsequent mortgages	£100.00
Adding Fraud Restriction	£100.00
AML Search	£25.00
Arranging/Approving Indemnity Insurance	£80.00
Attending The Office For An Unscheduled Appointment With Your Legal Team	£75.00
Auction Purchase	£200.00
BACS - Up To £100k	£0.00
Bridging Loan	£200.00
Buy To Let	£100.00
Change Of Name Deed	£150.00
Checking That The Property Is Properly Licensed As Under The HMO Legislation	£50.00
Cheque Production	£45.00
Cheques Returned Unpaid	£20.00
Companies House Registration	£125.00
Company Purchase	£250.00
Company Search (Plus AML Fee Per Director)	£50.00
Dealing With A Rent charge From:	£150.00
Dealing With More Than One Buyer (contract race)	£250.00
Dealing with Retentions	£100.00
Declaration of Trust Complex From:	£325.00
Declaration of Trust From:	£250.00
Deed of Covenant On Freehold Purchase From:	£100.00
Deed of Easement (To Grant Rights)	£195.00
Deed Of Guarantee	£225.00
Deed of Variation To A Lease Approval From:	£300.00
Deed Of Variation To A lease Drafting	£450.00
Drafting or Approving An Assured Shorthold Tenancy	£200.00

Exchange And Completion Within 5 Working Days	£95.00
Exclusivity Agreements	£450.00
Expedite Fee (Repossession/28 Day Exchange etc.)	£125.00
First Registration Fee	£150.00
Forces Help To Buy	£100.00
Foreign National AML Search	£50.00
General Power of Attorney	£150.00
Gifted Deposit	£100.00
Help to Buy ISA Per ISA	£50.00
Independent Advice On Joint Mortgages	£325.00
InfoTrack Administration Fee	£75.00
International Bank Transfer	£50.00
Lender Separate Representation From:	£250.00
Management Enquiry On A Freehold Property From:	£125.00
New build	£235.00
New build Defects And Snagging Retention Scheme	£175.00
Power of Attorney From:	£75.00
Pre Auction Advice	£250.00
Preparation/Approval Of Key Undertakings For Access Between Exchange And Completion	£75.00
Preparing Auction Pack From:	£175.00
Processing SDLT Refund	£95.00
Provide Undertaking To The Buyers Lender	£100.00
Purchasing With An Enquiry Release Mortgage	£300.00
Register A Restriction	£100.00
Removing Fraud Restriction	£125.00
Requesting Help To Buy ISA Payment	£50.00
Retention On Leasehold Property	£100.00
Retrieving Files From Storage	£125.00
Same Day Transfer	£45.00
Shared Ownership	£275.00
Simultaneous Exchange And Completion	£125.00
Source Of Funds Investigation - Over £10k	£50.00
Statutory Declaration/Statement Of Truth From:	£75.00
Stopped Cheque	£20.00
Transfer of Equity	£300.00
Unregistered	£150.00

Please note that all the costs above are subject to VAT at the prevailing rate and to adjustment depending on the amount of work involved.