

POSSIBLE ADDITIONAL CHARGES - ELITE CONVEYANCING

Additional charges may be applicable for work and services required over and above the standard legal procedures in a conveyancing transaction. If we are aware of these at the outset we endeavour to include them in our estimate of charges. However, sometimes it only becomes apparent during a transaction that additional work will be required. For your assistance we have listed below some of the more common additional charges.

Where possible, we will give you a fixed price, however sometimes we can only tell you that an hourly charge will apply. Should this be necessary we shall advise you of the hourly rate prior to commencing the additional work and obtain your authority to do so.

Additional Work	Charge exclusive of VAT
Purchase/sale of additional plot/piece of land with a separate title (per title)	£350.00
If a property is being purchased through an Auction (does not include a fee for checking the auction pack nor does it cover attendance at the auction)	£300.00
Applying an Anti-Fraud Restriction	£150.00
Ordering a Local Authority Search directly from the council	£150.00 (plus the cost of the search)
If we are instructed in a contract race with more than one buyer	£250.00
Declaration of Trust	£250.00
Deed of Covenant (each)	£95.00
Deed of Postponement	£150.00
Deed of Variation (approval)	£250.00
Deed of Variation (drafting)	£500.00
Defective Title	Hourly Rate
Unregistered Property	£250.00
Freehold Reversion	£500.00
Gifted Deposit from third party	£95.00 (per gift)
Bank Transfer Fee	£35.00
Help to Buy Equity Loan	£250.00
Help to Buy ISA	£50.00
Help to Buy Charge Redemption	£150.00
HMO if the property is bought or sold with multiple occupation	£175.00
Lifetime ISAs (per ISA)	£150.00
Dealing with Indemnity Insurance (excluding the cost of the insurance policy)	£75.00
Key Undertaking	£150.00
Leasehold (if not aware when instructed)	£500.00
Management Company Fee (remortgage only)	£100.00
If your lender has their own representation	£350.00
Licence to assign on leasehold properties	£150.00
New Build Properties (if not aware when instructed)	£495.00
Share of Freehold	£150.00
If your lender requires occupiers to sign a consent or release	£50.00
If there are other Solicitors related to the transaction, either dealing with a related sale/purchase or matrimonial	£100.00
If the property is sold under an existing Power of Attorney	£50.00
If the Seller is an executor on a probate sale	£75.00
If we need to remove a notice, caution or restriction (each)	£95.00
Overseas source / proof of funds / wealth	£195.00
Shared ownership leases	£250.00
If there are solar panels on the property and subject to a lease	£125.00
Statutory declaration or statement of truth	£95.00
Conducting international AML check on overseas clients (per person)	£20.00 (per person)
If we are required to draft a tenancy agreement	250.00
If we are required to approve a tenancy agreement	£195.00
If a charge is to be transferred/ported to another property	£150.00
Transfer of Equity	£300.00

Transfer of Part	£500.00
If the title to the property is to be upgraded with the Land Registry (excluding Land Registry Fee)	£50.00
If we have to apply for registration at the Land Registry prior to sale (excluding Land Registry Fee)	£150.00
If the property is freehold and there is a management company in place to manage communal areas	£195.00
If purchasing a residential property in a Company name	£250.00
Approval of Lease Extension (Not S42)	£500.00
Drafting of Lease Extension (Not S42)	£995.00
Leasehold - Building & Safety Act enquiries	£1000.00
Limited Company Remortgage	£250.00
Dealing with amendments to title at Land Registry prior to completion	£50.00
Staircasing/purchase of additional tranche	£500.00
Redemption of second charge	£100.00
Redemption of private charge	£200.00
Dealing with non-standard restriction	£100.00
Drafting/approving retention rider	£100.00
Dealing with bridging loan	£950.00
Deed of surrender	£500.00
Obtaining documents from Local Authority	£50.00